

OMNI COMMUNITY ASSOCIATION MANAGERS

A DIVISION OF PROFESSIONAL SUBDIVISION AND ASSOCIATION MANAGERS, LTD.

January 3, 2012

TO: ALL PROPERTY OWNERS AT WOODS AT LOCUST CURVE
RE: ANNUAL HOMEOWNERS' ASSOCIATION ASSESSMENT

Dear Property Owner,

Enclosed with this letter is a Statement for your 2012 Annual Assessment for the Woods at Locust Curve Homeowners' Association. Your Statement reflects the 2012 Assessment *and any past due balance on your account*. If paying by check, please enclose the detachable coupon and mail your payment using the remittance envelope provided.

Please do not send any correspondence with your payments. All correspondence should be mailed to our office at P.O. Box 395, Grove City, Ohio 43123. If you use an online Bill Payment service, the payment should be sent to the Arizona address shown on your Statement, and the information accompanying your payment MUST include your account number (located on your Statement) and your street address. All checks should be payable to the Woods at Locust Curve Homeowners' Association. If you have questions about your account, please contact us using the Omni Help Desk. You can access the Help Desk on the internet at www.omnihoa.com, or by phone at 1-877-405-1089 (remember to dial the "1" since 877 is an active, local exchange).

Also enclosed with this letter is a copy of the Association's 2012 Proposed Operating Budget. The Budget shows the Association's anticipated sources and uses of funds for the coming year. Feel free to contact us through the Help Desk if you have questions!

Finally, please remember your continuing duty as a homeowner in the community to maintain your home and your lot, to abide by the subdivision's deed restrictions, and to obtain approval from the Design Review Board prior to making any outdoor improvements to your property. Your Trustees and Omni are working hard to keep Woods at Locust Curve a wonderful place to live. Your help is an important part of our ability to achieve that goal!

Best Regards,

Omni Community Association Managers
Manager of the Woods at Locust Curve Homeowners' Association

LCHA annual dues will be payable on or before February 3. Accounts that are not paid by March 1 will incur a late fee of \$25.00, and interest at a rate of 10% per annum will start accruing on the unpaid balance until paid in full. Owners whose accounts remain unpaid on April 1 will be charged an additional \$75.00 legal warning letter fee, and the Association will proceed with filing a suit in Delaware County Small Claims Court. Additional fees will incur on the account due to the filing fees and attorney fees.

"Proudly providing association management services in Ohio and Kentucky"

P.O. Box 395 • Grove City • Ohio • 43123 • 877-405-1089 • 614-539-614-539-7727 (fax) • www.omnihoa.com