

April 2023

Dear Neighbors,



As a resident in an Homeowners Association Neighborhood like Millpond Manor there is an expectation to maintain your home and yard in a fashion that is consistent with the neighborhood standard. The majority of properties in our neighborhood are maintained beautifully and we sincerely appreciate the time and money you devote to this important obligation.

In order to continue the tradition of well maintained properties in Millpond Manor we will begin to hold each other accountable with clear property upkeep standards.

Starting this Summer we will give notice to the owners of properties not in compliance with the standards outlined below. There will be a 15 day grace period after initial contact from the HOA to begin the process to remedy the issues before the neighborhood will hire a lawn care company to complete the tasks at the homeowner's expense (Article V Section 5.2).

Additionally, if the property does not begin to improve after the 15 day grace period a fine of \$50 per month will be imposed. This will be in addition to the cost of a yard service.

If you are encountering hardship and are unable to perform the initial yard work, by either yourself or through a yard service, please reach out to Paul Ruhe at 701-739-8164 or millpondmanorboard@gmail.com.

Our covenants allow the Homeowner's Board to determine a "Community Wide Standard" of property upkeep. This standard will include the following going forward:

- Routine grass mowing
- Hedges trimmed
- Edge the sidewalk, driveway, and curb
- Weeds are controlled in the lawn and landscaped areas (lawn service is highly recommend)
- Clear pine straw areas of pine cones, branches, and debris
- Leaves mulched or cleared off grass areas
- Clear trees and hedges away from street signs/lights
- Driveway, sidewalk and street area clear of tree and yard debris
- Roof and gutters clear of debris
- Mailbox clear of overgrowth and exterior siding cleaned
- Exterior of the home is clear of obvious mildew, algae and dirt.
- Pressure wash excessively mildewed driveways/sidewalks/curbs

If you'd prefer to get started with lawn service, All South Landscapes **(678)-878-6968** provides the neighborhood common areas with great service and can do the same for your property.

As a volunteer managed HOA, enforcement of the covenants is not a task anyone wants to do. However, our neighborhood appearance is something we all share a financial interest in.

Thank you for your understanding and attention to this important matter.

Paul, Mike, Faith, Oleg and Patrick