

Northwoods HOA

Meeting Agenda

Date: 11/07/2024

Time: 7 pm

Location: Eleanor Fire Department Room B

Objective: To discuss and vote on goals for improvement of our community.

1. Discuss and vote on 2025 Budget
2. Discuss and vote to raise annual dues to \$312.50 (25% increase)
3. Snow Removal for the upcoming winter
4. Road maintenance
5. Property Maintenance Reminder.

As stated in the 2001 Declaration in SECTION VI. Duty to Maintain and Rebuild.

(A) Each owner of a lot shall, at his sole cost and expense, repair his residence, keeping the same in condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear.

(B) Each owner of a lot shall keep the grass on the lot properly cut, shall keep the lot free from weeds and trash, and shall keep it otherwise neat and attractive action as it deems appropriate in order to make the lot neat and attractive. The owner of that lot shall, immediately upon demand, reimburse the Association for all expenses incurred in so doing, together with allowable statutory interest. The Association shall have a

lien on that lot and the improvements thereon equal in priority to the lien for assessments provided in the Article III, Section I, to secure the repayment of such amounts. Such lien may be enforced by foreclosure.

(C) If all or a portion of a residence is damaged or destroyed by fire, or other casualty, then the owner shall, with all due diligence, promptly rebuild, repair or apparent condition immediately prior to the casualty.