

Mark Your Calendars!

Annual Meeting - October 5

When: Thursday, October 5 at 7:00pm

Where: **Landmarc Real Estate Office**
3715 Latimers Knoll Ct



**PLEASE NOTE CHANGE
IN LOCATION**

**DUE TO RENOVATIONS AT COSNER
PARK MEETING LOCATION CHANGED**

2024 Monthly Dues Increase

The Pelham's Crossing HOA Board of Directors recently approved a \$9 per month increase in our monthly dues starting in January 2024. This will bring our monthly dues to \$60 per month.

We want to stress this is not a decision we take lightly. In the past few years, we have kept increases low or opted not to increase. With inflation affecting all of our community services, we had no choice but to raise dues in order to prevent future "special assessments" caused by budget shortfalls.

We encourage all homeowners who have any questions about the increase to attend our upcoming Annual Meeting on Thursday, October 5. We will have a presentation explaining our budget and our neighborhood financial responsibilities to better explain our increase.

Pelham's Crossing Annual Meeting

Your HOA Board of Directors relies on your feedback to best serve our community. Our Annual Meeting on October 5 is coming up soon, and **we want to hear from you.**

We encourage all homeowners to attend our upcoming Annual Meeting. **We need at least 10% of our membership present or represented by proxy to hold the meeting.** If you are unable to attend, you may designate a proxy to vote on your behalf.

VOLUNTEERS NEEDED

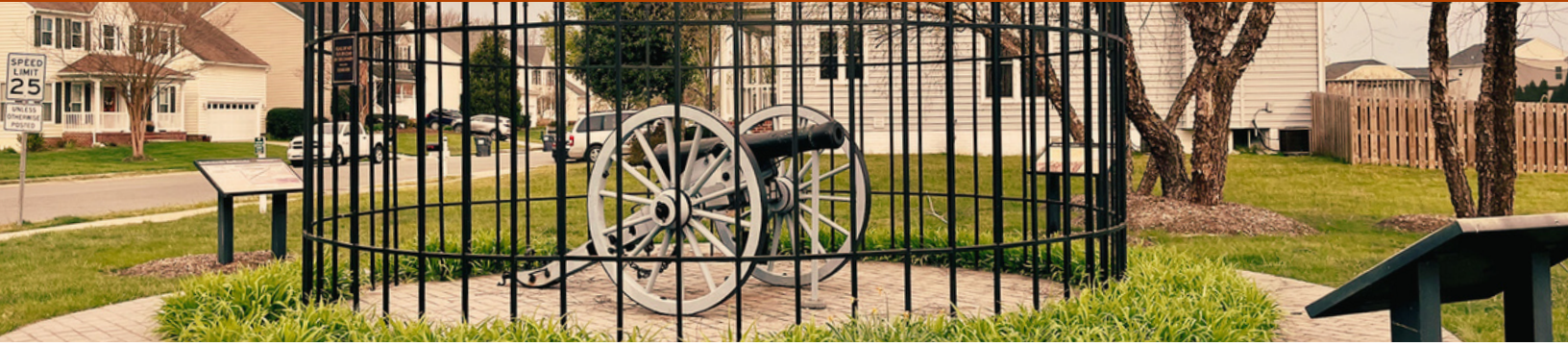
We currently only have two members on our **Architectural Review Committee (ARC)**. This committee reviews all homeowner requests to make updates to their property. We need more volunteers to help review these applications.

We are also looking to form a neighborhood **Social Activity Committee**. We all enjoyed coming together when we had food trucks during Covid. Now we want to expand on that! Whether it is a block party, food trucks, or other events we would love your help!

UP FOR ELECTION

Two board seats are up for election this year. This election will take place at our Annual Meeting. If you are interested in helping to serve our community on the Board, please contact Katie.

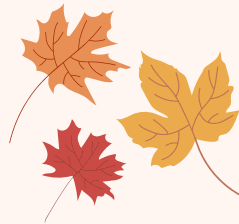
For a copy of the proxy form or nomination form, please email Katie at ktaylor@e-landmarc.com



Fall Home Maintenance Checklist

As temperatures start to drop, now is a great time to get some home maintenance projects done to prepare for falling winter temperatures:

- Clean your gutters
- Gas fireplace service
- Seal air leaks that may cause drafts over the winter
- Furnace check-up
- Aerate, seed, and fertilize your lawn
- Touch up exterior paint
- Check your smoke detectors



Need recommendations for who to call? Visit our community website at pelhamscrossinghoa.com/local-business-referrals

Halloween Trick or Treat!

**6:00pm – 8:00pm
October 31**



Halloween is coming! Our neighborhood kids will be out rain or shine on Tuesday, October 31 so get your candy ready!

Upcoming Pelham's Crossing Events

October 5 – HOA Annual Meeting

October 31 – Halloween

