

# HOAAGENT.COM

*Your Neighborhood is our Business*



Dear Homeowner:

Welcome, we hope you are enjoying your home at Morningside Homeowners Association. We are honored to manage your association and will be doing everything we can to maintain and improve your property values.

To protect and improve your neighborhood we will provide the following:

- Common areas and street maintenance,
- Coordination with the other Morningside Associations for the maintenance and improvement of the Park,
- Insurance for liability protection of the Association and Board,
- Reserve fund building for repair and replacement of common elements,
- Covenant compliance and improvements, and more.

At the direction of the board the annual assessment for the General Fund will be \$324.00 for all 55 homeowners in the association. The 48 homeowners whose properties border the private roads (those who do not have addresses on Steen) will be assessed an additional \$146.00 for the Road Reserve Fund for a total 2016 assessment of \$470.00. Your statement shows these line items in detail.

In this mailing you will find a current statement, a Services Guide with contact information for agencies and businesses in your neighborhood, an Architectural Change request form, a return envelope, as well as the information to pay online with an e-check.

A service of the Homeowners Association is to preserve the integrity of the neighborhood architecturally. The enclosed form is to be used to make any exterior change or addition to fencing, housing, storage, permanent landscape changes, pet containment or shelter, as well as any other exterior element. A guideline for improvements is on the website.

We maintain a webpage for your neighborhood where the enclosed documents as well as other governing documents can be found. If there is more information you would like available please let us know. This site can be found at [Morningside.HOAagent.com](http://Morningside.HOAagent.com)

We hope to be a good partner in providing you with an enjoyable living experience. Please feel free to contact us with any questions or concerns.

Peg, Lance, and Kristi

**HOMEOWNERS ASSOCIATION SERVICES, INC.**

11808 E MANSFIELD AVE, STE 1 SPOKANE, WA 99206 509.922.2494 [INFO@HOAAGENT.COM](mailto:INFO@HOAAGENT.COM)