



April 18, 2023

Subject: Zero Tolerance for Delinquent Owners

Dear Meridian Crossing Homeowners:

In the 2023 Quarter 1 Open Board Meeting, the board made clear that delinquencies continue to be problematic. A more aggressive stance, contained in the Collections Policy Resolution, was clearly conveyed to the community. As a result of the continued lack of effort on the part of many of our owners, the board would like to share the following with homeowners as it relates to access to the pool and fitness center.

EFFECTIVE IMMEDIATELY, with NO exceptions:

1. Owners and residents, under accounts with a delinquent balance (in any amount), will not be provided new access to the pool and/or fitness center nor will there be an opportunity to rent the clubhouse and/or pool. As such, the account must be brought to a **ZERO** balance before access is granted.

It may take up to 14 days to process requests after making your payment. For access to the pool during opening weekend, owners should ensure their accounts are current no later than May 12th. Accounts that are not paid off by May 12th may not have access during the weekend May 27th.

2. Key fobs for access to the gym will begin being deactivated for any account that is not current as of May 1st.

3. All owners should understand that **delinquent homeowners are a financial burden to our HOA!** As such, responsible owners **SHALL NOT** allow other owners or their residents to access the pool or gym with their credentials. **Owners caught providing access to another owner or other residents under a delinquent account will have their privileges suspended for the rest of 2023.**

As expressed to the community on March 8th, the board will accelerate payments (making 100% of the fees for the year immediately due), file lawsuits, wage garnishments, levies and foreclosures whenever it believes it is necessary in order to make the HOA financially whole.

It is important for all owners to note that the community managers and members of the board cannot speak with delinquent owners about their accounts when the account is in collections or referred to the attorneys for legal action.

It is this board's hope that all owners will begin to take their responsibilities to this HOA more seriously. Your responsibilities include voting, timely payment of fees and avoiding violations, and participating in managing Meridian Crossing through committees or the board.

//signed//

2023 Board of Directors