

HOAAGENT.COM

Your Neighborhood is our Business



Dear Homeowner at The Orchards Along Upriver Owners Association;

Welcome, we hope you are enjoying your home at The Orchards Along Upriver. Homeowners Association Services, Inc. is honored to manage your homeowners association. We will be doing everything we can to make your lifestyle peaceful and carefree.

This will include the following:

- Common area mowing, trimming, edging, fertilizer, and weed control,
- Common area Sprinkler blow-out & start up and repairs,
- Online Payment Gateway for Assessment payments,
- Preparing the HOA 1120 H Tax form for the IRS,
- Renewing the HOA Non-Profit Corporation annual report,
- Quarterly billing and collection of the HOA Assessment,
- Liability insurance for HOA Activities for the protection of the homeowners and board members,
- And more!

The Board of The Orchards with our budgeting assistance has determined that the quarterly dues in 2017 will be \$140.00 and going forward in 2017 it will remain at that level. This budget will be reviewed each year and increases or decreases will be implemented each year as needed. A full year end packet will be mailed to each owner with the financial reports and budgets at the beginning of December.

Another service of the Homeowners Association is to preserve the integrity of the neighborhood architecturally; you will find an Architectural Request included with this letter. This form is to be used to make any change or addition to fencing, housing, storage, pet containment or shelter. Please keep it handy as you plan for your exterior To-Do list.

Again, we welcome you to The Orchards Along Upriver and hope to be a good partner in providing you with an enjoyable and carefree living experience. Please contact us with any questions or concerns at Info@HOAAgent.com or 509-922-2494.

Kristi, Peg, and Lance
Agent for The Orchards Along Upriver Owners Association
Homeowners Association Services, Inc.

HOMEOWNERS ASSOCIATION SERVICES, INC
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