



PO Box 561, West Chester, OH 45071  
pointeatbeckett.com  
pointeatbecketthoa@gmail.com

December, 2024

To The Pointe at Becket Home Owners,

Please review the following important information regarding our HOA and take the following actions:

- (1) Mail your 2025 Annual Fees payment along with the Payment Slip;
- (2) Complete and return the Information and Emergency Contact Form with your Annual Fees payment;
- (3) Mark your calendar to attend the Annual Homeowners Meeting at 7pm Tuesday March 11, 2025.
- (4) Consider volunteering services to assist your HOA.

### Looking forward to 2025:

- **2025 Budget & Annual General Assessment:** The costs to maintain the Association continue to rise; however, due to board actions and the transition to self-management of the HOA, a fee increase was avoided. As a result, **the 2025 annual fee will remain at \$500**. The Board continues to seek out smaller, local businesses offering competitive pricing for services. A copy of the 2025 budget is enclosed.
- **Payment of Annual General Assessment:** To avoid late payment penalties, the annual fee must be received at the PO Box listed on the enclosed Payment Slip by **January 30, 2025**. Late Fees of \$25 per month will be applied if payment is not received by January 30, 2025, along with escalating actions for prolonged non-payment.
- **Information & Emergency Contact Form:** It has come to the Board's attention that Emergency Contact Forms may be missing for newer homeowners and outdated for long-term homeowners. In addition, email addresses on file at the HOA may not be current. Therefore, the Board asks that all homeowners complete and return the enclosed form along with your annual fee payment. Email is now used as the primary method of communication between the Board and homeowners, and saves homeowners the cost of printing and mailing. It is each homeowner's responsibility to maintain a current email address on file with the Board; homeowners can also view HOA information at [pointeatbeckett.com](http://pointeatbeckett.com).
- **Annual Homeowners Meeting** is scheduled for 7:00 PM on Tuesday, March 11, 2025 at 8857 Cincinnati-Dayton Road (conference room downstairs). Thanks to Bill Lendl for providing the conference room. All homeowners are welcome to attend.
- **Social Events:** Volunteers are needed to organize the Annual Block Party and other possibly other social events for 2025. If you are interested, please contact the Board at [pointeatbeckett.com](http://pointeatbeckett.com).
- **2025 Common Area Projects Planned** include brick and mortar repairs and landscaping upgrades.

- **Improvement Applications:** Homeowners are reminded that as part of the Association's Governing Documents that you agreed to when purchasing your house, exterior changes to your property must be approved by the Board **before** work begins. Examples of exterior changes that require approval include, but are not limited to:
  - Exterior trim or paint color changes,
  - New doors, windows, roofs, decks, fences, exterior fixtures that are a different size, color or material
  - Landscaping changes (other than planting annual flowers)
  - Fences

An Improvement Application may be submitted through the community website at [pointeatbeckett.com](http://pointeatbeckett.com). If you do not receive a response within 5 business days, please resubmit your request.

- **Association Policies and Governing Documents:** All policies and documents are available for review on the community website at [pointeatbeckett.com](http://pointeatbeckett.com).
- **Contact the Board:** Submit any inquiries through the community website at [pointeatbeckett.com](http://pointeatbeckett.com).

## Looking back on 2024 - A Year in Review

- **New homeowners:** Welcome to the three new families who purchased homes in our community in 2024.
- **New Board member:** Home owners voted in new Board member Kim Bailey in March 2024, and thanked Thelma Spazov for her many years of service on the Board.
- **Property Management:** The Board ended its relationship with property manager Association Administrators (AA) due to personal issues with AA principals. After unsatisfactory experiences with two property managers in recent years, the Board decided on self-management with legal consultation. This arrangement will continue on a year-to-year basis.
- **2024 Maintenance and Improvements Projects** outside of normal entryway landscaping and lawn maintenance:
  - Storm clean-up and maintenance of entryway trees and landscaping;
  - Paint refresh of the metal 'Pointe at Beckett' signs on two monuments;
  - Cleanup of the detention basin behind homes south of Beckett Pointe Drive;
  - Efforts to repair brick and mortar on the entryway monuments and walls led to delays; the Board continues to seek skilled services for these repairs in 2025.
- **Social Events:** Many families enjoyed the Annual Block Party in September, featuring a bounce house, food truck and firetruck spray.
- **Amendments:**
  - The Board introduced an amendment to limit short-term rentals. Thank you to the 89 homeowners who submitted ballots. The final vote count was 80 in favor and 9 opposed to the amendment. With 86% in favor, the amendment has been adopted and recorded. A copy of this amendment will be available on the community website.
  - The attorney advised that the Association Code of Regulations had never been recorded; it was recorded as an amendment and will be available on the community website.

- **Interest on Savings Accounts:** The Board now maintains higher interest bearing certificates of deposits and savings accounts.
- **Volunteer Acknowledgements:** Thank you to all the homeowners who volunteered to help make our community a better place to live. Some notable 2024 contributors include:
  - Bill Lendl who devoted countless hours on landscaping, helping to keep our entryway beautiful.
  - Joan Seibenick who kept the community informed by updating the website, directory and facebook page, and sending out email updates.
  - Megan McGill, Ashley Schoettker, Valerie Kincaid, Lynn Mellencamp, the Seibenicks, Robyn Lallathin, and others who helped with the Block Party. A special thanks to the kids who used their talents and sidewalk chalk to advertise for the party!
  - Street Ambassadors who welcomed new homeowners and assisted others with HOA questions:
    - Beckett Point Dr (half) - Kim Bailey
    - Beckett Point Dr (half) – **open position; please contact the Board if you can volunteer a few hours a year to help with this**
    - Marcus Ct - Joan Seibenick
    - Old Shaw Way – Cindy Hayden
    - Pinter Ct - Lisa Rheame
    - Tennyson Ct – Joni Fedders
    - Tennyson Dr - Lynn Mellencamp
  - Dennis Caruso and Dan Niederlehner who helped with additional entryway maintenance services.
  - Without a word, Joe and Lynn Mellencamp have added Christmas cheer by putting up entryway holiday decorations for years.
  - A friend of Beckett Ridge, Tim Goeglein, who has been planting tulip bulbs throughout the Beckett Ridge community, recently planted bulbs at The Pointe at Beckett entryway. Hopefully, we will see beautiful tulips in the spring!
  - The Board who managed operations, finances and strategic planning.

Best wishes for a wonderful New Year from the Board,

Cindy Hayden, President  
 Lynn Mellencamp, Vice-President  
 Gail Niederlehner, Treasurer  
 Connie Caruso, Secretary  
 Kim Bailey, Member At-Large

Attachments:

- 2025 Budget
- 2025 Annual Fees Payment Slip
- Collections Policy
- Information and Emergency Contact form



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**THE POINTE AT BECKETT - 2025 OPERATING BUDGET**

<b>INCOME:</b>			
Annual Assessment 103 Homes			
103 homes @ \$500 per year (0% increase)		51,500	
Interest/Dividends from savings		1,000	
	<b>TOTAL INCOME</b>	<b>\$52,500</b>	
<b>EXPENSES:</b>			
	<b>2025 BUDGET</b>	<b>2024 BUDGET</b>	<b>2023 BUDGET</b>
<b>COMMUNITY</b>	<b>605</b>	<b>573</b>	<b>500</b>
Social Events	525	500	500
Flags over West Chester	80	73	0
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>6,200</b>	<b>11,495</b>	<b>10,580</b>
Audit & Accounting	600	515	500
Bank Charges	0	0	60
Detention Area Real Estate Taxes	100	90	85
Federal Income Tax	100	50	50
Insurance: General liability and Director/Officer coverages	1,600	1,300	1,285
Legal	3,000	450	600
Property Management	0	8,640	7,600
Office Supplies, PO Box, postage, copies, petty cash	700	450	400
Website	100	0	0
<b>COMMON AREAS</b>	<b>33,800</b>	<b>21,350</b>	<b>17,625</b>
Landscaping: mulch, lawn, fertilize, weed/feed, insect, leaf removal, prune, etc.	25,500	18,500	15,000
Tree & Landscaping Maintenance	2,000	0	0
Irrigation Maintenance	1,200	1,000	800
Lighting Maintenance	1,000	350	325
Detention Area Maintenance	1,000	0	0
Miscellaneous Repairs	1,000	0	0
Utilities (water/sewer, electric)	2,100	1,500	1,500
<b>RESERVES FOR COMMON AREA MAINTENANCE &amp; IMPROVEMENTS</b>	<b>11,895</b>	<b>18,155</b>	<b>21,155</b>
Cost to maintain and improve common areas including but not limited to: brick walls, trees, lighting, signs			
	<b>TOTAL EXPENSE</b>	<b>\$52,500</b>	<b>\$51,573</b>
			<b>\$49,860</b>

- - - - To assist in proper posting of your payment, return this Payment Slip with your check - - - -

# PAYMENT SLIP

Payment must be made payable to **The Pointe at Beckett Homeowner Association.**

Mail check to **The Pointe at Beckett HOA, PO Box 561, West Chester, OH 45071.**

To avoid a Late Fee, payment must be **received** by January 30, 2025. Allow ample time for mailing.

**\*\*\* Please enclose a completed Information & Emergency Contact Form with your payment \*\*\***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Annual General Assessment

Total Amount Due: **\$500**

Payment due upon receipt

----- cut here -----



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## COLLECTION POLICY

An Annual General Assessment is levied to benefit and support the Association, covering the costs of Common Expenses, as outlined in Article 7 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements. The Assessment is effective on the first day of each year. Timely payment of annual fees is essential for the fiscal health of the Association. Payments are recorded based on the **date they are received** by the Association, provided the payment is not returned due to insufficient funds.

**In compliance with Section 7.10 (Delinquency and Acceleration), any assessment not received by January 30 will be considered late and subject to a Late Fee.**

If January 30 falls on a day when mail is not delivered, the due date will be extended to the next day mail is delivered. It is the homeowner's responsibility to allow sufficient time for mailing. In the event of a delinquency, the following actions will be taken in accordance with the responsibilities outlined in the deed received by each lot owner when purchasing their property:

- 1) **First Notice & Late Fee:** A First Notice is sent to any Lot owner whose payment is not received by January 30, with a \$25.00 Late Fee added to the total amount due.
- 2) **Additional Late Fees:** An additional \$25.00 late fee will be charged for any remaining balances every thirty (30) days after January 30 until the Lot owner's account is paid in full.
- 3) **Lien Notice:** If the Annual General Assessment remains unpaid after March 31<sup>st</sup> of the Assessment year, a Notice of Lien will be mailed to the address on file of the delinquent Lot owner. The Notice will require full payment of all past-due assessments, late fees and any accrued interest within ten (10) business days. Failure to pay will result in a lien being recorded against the Lot without further notice.
- 4) **Foreclosure:** If the lien remains unpaid for thirty (30) days, the Board of Directors may initiate legal action to foreclose on the lien, as authorized in Article VII in the Declaration of Covenants. The Lot owner will be responsible for all associated legal and collection costs.

**Payment Allocation:** Monies received will be applied in the following order: First, to legal fees, as applicable; Second, to late fees; Third, to any accrued interest; and Finally, to the Annual General Assessment. Please note that non-payment of late fees, interest fees or legal fees does not remove such fees from a homeowner account.



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## INFORMATION & EMERGENCY CONTACT FORM

(use back of form if additional space is needed)

**OWNER NAME** \_\_\_\_\_ **CELL PHONE** \_\_\_\_\_

**EMAIL** \_\_\_\_\_

**OWNER/RESIDENT NAME** \_\_\_\_\_ **CELL PHONE** \_\_\_\_\_

**EMAIL** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

### CHILDREN LIVING IN THE HOME:

**NAME & BIRTH YEAR** \_\_\_\_\_ **NAME & BIRTH YEAR** \_\_\_\_\_

**NAME & BIRTH YEAR** \_\_\_\_\_ **NAME & BIRTH YEAR** \_\_\_\_\_

**SPECIAL SERVICES:** (list services available by the owner/residents and children (babysit, pet sit, shovel snow, etc.)

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This information is kept on file with the Board of Directors and is used for home owner communication. Reduce your HOA fees for printing & postage by including your email address.

This information will be included in the HOA Directory for community use only unless checked here

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In case of an emergency and Owner/Resident cannot be reached by cell phone, please contact:

**NAME** \_\_\_\_\_ **CELL PHONE** \_\_\_\_\_

This information is kept on file with the Board of Directors for use only in an emergency.

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**MAILING ADDRESS** (if different) \_\_\_\_\_

If the Owner is not living in the home, provide Contact Information of resident(s) living in the home, and provide updated information when there is a change in resident(s).

**RESIDENT NAME** \_\_\_\_\_ **CELL PHONE** \_\_\_\_\_

**RESIDENT NAME** \_\_\_\_\_ **CELL PHONE** \_\_\_\_\_