



PO Box 561, West Chester, OH 45071  
pointeatbeckett.com

December, 2025

To The Pointe at Becket Home Owners:

As we close out 2025 and look ahead to the new year, the Board would like to share important updates about our community, highlighting this year's accomplishments, and moving forward to next year.

The following updates provide key information about the annual assessment, policies, common area projects, and new tools to improve communication and efficiency.

### Looking Back on 2025 – A Year in Review:

- **Welcome to the new families** who purchased a home in our community in 2025.
- **Property Management:** The volunteer Board completed one year of self-management with legal consultation, and agreed to continue this arrangement for another year.
- **Board Member Vote:** Home owners voted for Connie Caruso and Lynn Mellencamp to continue as Board Members for another 2 years. Thank you for volunteering to serve our community.
- **HOA Website Updates:** The Board strives to keep the [pointeatbeckett.com](http://pointeatbeckett.com) website up to date so homeowners can be informed of what is happening in our community, including posting the latest HOA information, Governing Documents and Standards, Board and Annual Meeting minutes, Improvement Application forms and access to the new Home Owner Portal that can be used to pay HOA invoices.
- **Architectural Standards Updates:** The Board reformatted and clarified common standards for our community, a copy of which is available on the HOA website. Updates include:
  - Guidelines for lawn and landscaping maintenance, which includes tree trimming at the right-of-way and being courteous to your neighbors by removing leaves from your property and curb
  - Clarification of permanent house and exterior landscape lighting – compared to temporary or seasonal lighting.
- **An Enforcement Policy** was implemented to address situations where violations to Governing Documents are not addressed by home owners upon receiving a Violation Notice. The Policy is designed to recoup costs associated with non-compliance from the responsible owner instead of having the entire community bear this financial burden.
- **Social Events:** Many families enjoyed the Annual Block Party in August, featuring a food truck, free UDF ice cream, music and outdoor games. The firetruck spray was easily the crowd favorite on such a hot day!
- **Maintenance and Improvement Projects:** Outside of normal entryway landscaping and lawn maintenance, the following projects were undertaken in 2025:
  - Storm clean-up of evergreen trees at the west main entry into the subdivision.

- Continued landscaping refresh at the short brick walls and large brick monuments. A special thanks to Bill Lendl for all of his efforts in managing the landscaping for our HOA.
- Masonry repairs at the brick entryway walls and monuments. This long-overdue project addressed deterioration that has occurred over the past 30+ years. The HOA was fortunate to have professional bricklayers spend their summer weekends – many of them extremely hot days – to perform this work. The short walls are nearing completion, with only a final brick cleaning remaining. Work will continue in 2026 on the large monuments.
- A sign will be displayed at the entryway to inform home owners to check the HOA website for important information from the Board. This notification method, and updates via email and the new Home Owner Portal will primarily be used in place of USPS mailings.

### Looking Ahead to 2026:

- **2026 Annual General Assessment:** Due to the diligence of the volunteer Board in self-managing the HOA rather than hiring a property manager, establishing interest paying accounts, and securing reliable, reasonably priced assistance for maintaining the HOA's common areas, The Board has been able to keep costs under control despite a period of high inflation and rising prices. As a result, the Board is pleased to announce that the **2026 Annual General Assessment will remain at \$500 per lot.**
- **2026 Budget:** A copy of the 2026 budget is enclosed.
- **\*\*\*NEW\*\* Pointe at Beckett (PAB) Home Owners Association (HOA) Online Portal:** The Board is pleased to announce a new PAB HOA portal that will be available for you to view and manage HOA transactions. The portal will contain invoice and payment history, with plans for it to eventually hold all home owner communication with the Board. You may update your contact information (such as email address and phone number) directly on the HOA Portal.

**During the first week of January,** each email address on file with the HOA will be sent an email from PAB-HOA <pointeatbecketthoa@gmail.com message-service@sender.zohobooks.com> welcoming you to the online portal and asking you to join the portal and set a password.

**Separately, the 2026 annual general assessment invoice** will be emailed from the PAB-HOA portal, giving you the option to pay online through the portal. You may pay the invoice without setting up a password in the previous step, by using the one-time-password (OTP) feature, but once you use the OTP feature, you will need to continue to use the OTP feature to access your account, rather than setting up your own password.

**Instructions to access the PAB-HOA Portal and to pay online** will be available on the HOA website [pointeatbeckett.com](http://pointeatbeckett.com) under the tab "PORTAL".

A copy of your 2026 invoice will also available on the HOA website.

**Payment of Annual General Assessment:** The Board depends on annual fees to meet HOA obligations, and sincerely appreciate home owner cooperation in paying annual fees on time. By doing so, you eliminate late fees, and the need for additional collection efforts.

You may pay your Annual General Assessment through one of the following methods:

- ACH from your online banking account through the PAB-HOA portal, or
- Mail a check to The Pointe at Beckett HOA, PO Box 561, West Chester, OH 45071,

**Payments must be received by January 31, 2026 to avoid late payment penalties.** Please mail or process your online payment **at least one week before the deadline** to allow for delivery and online processing time, as payments are posted on the date *received* and the HOA cannot control or be responsible for USPS or online processing delays.

In accordance with the Collection Policy, Late Fees of \$25 per month will be applied if payment is not received by January 31, 2026, along with escalating actions for prolonged non-payment. A copy of the Collection Policy is available on the HOA website.

- **Pointe at Beckett Annual Home Owners Association Meeting** is scheduled for:

**Tuesday, March 10, 2026 7pm**  
**8857 Cincinnati Dayton Road** (downstairs conference room)

All home owners are welcome to attend. Thank you Bill Lendl for providing the conference room.

- **Social Events:** Volunteers are needed to help organize the 2026 Annual Block Party and/or other Social Events. The Board welcomes and will help fund events that are inclusive of all home owners. If you are interested, please contact the Board through the HOA website or PAB-HOA portal.
- **2026 Maintenance and Improvement Projects Planned:** Outside of the recurring common area lawn and landscaping maintenance, the following projects are planned:
  - Completion of masonry repairs, cleaning and water sealing
  - Continued landscaping refresh
  - Irrigation system repairs and recalibration
- **Improvement Applications:** Home owners are reminded that as part of the Association's Governing Documents that you agreed to when purchasing your home, exterior changes to your property must be approved by the Board **before** work begins. This Board did not create the regulation, but is responsible for enforcing it. Examples of exterior changes that require approval include, but are not limited to:
  - Any exterior house change (excluding repainting or replacement with the same material and color);
  - New doors, windows, roofs, decks, fences, exterior fixtures that are a different size, color or material;
  - Landscaping changes (other than planting annual flowers);
  - Exterior landscaping lighting and permanent house lighting (excludes seasonal, temporary lighting)
  - FencesCurrently, Improvement Applications may be submitted through the HOA website. This feature will eventually be moved to the PAB-HOA portal. If you do not receive a response from your volunteer Board within a week, please resubmit your request.
- **Association Policies and Governing Documents:** All policies and documents are available for review on the HOA website.

In closing, thank you for taking the time to stay informed and engaged in the ongoing care of our neighborhood. New visitors to our community frequently comment on how beautiful our neighborhood is, with the long brick and landscaped entryway, and treelined streets. The Board remains committed to preserving the beauty, safety, and value of our community, and we are grateful for the collaboration and support of our home owners throughout the year.

We look forward to working together in 2026 and encourage you to reach out to the Board through the HOA website at [pointeatbeckett.com](http://pointeatbeckett.com) or the PAB-HOA portal with any questions, ideas, or requests. Wishing you and your families a joyful holiday season and a wonderful start to the new year.

Warm regards,

**The Pointe at Beckett Board of Directors**

Cindy Hayden  
Kim Bailey  
Gail Niederlehner  
Connie Caruso  
Lynn Mellencamp

**THE POINTE AT BECKETT - 2026 OPERATING BUDGET**

<b>INCOME:</b>			
Annual Assessment per Lot:	500	500	500
Total Annual Assessment for 103 Lots:	51,500	51,500	51,500
Interest/Dividends from savings accounts	1,000	1,000	0
<b>TOTAL INCOME</b>	<b>\$52,500</b>	<b>\$52,500</b>	<b>\$51,500</b>
<b>EXPENSES:</b>			
	<b>2026 BUDGET</b>	<b>2025 BUDGET</b>	<b>2024 BUDGET</b>
<b>COMMUNITY</b>	<b>605</b>	<b>605</b>	<b>573</b>
Social Events-Block Party	525	525	500
Flags over West Chester	80	80	73
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>7,315</b>	<b>6,200</b>	<b>11,495</b>
Accounting & Audit including Bookkeeping and Home Owner Portal Software	1,300	600	515
Detention Area Real Estate Taxes	100	100	90
Federal Income Tax	500	100	50
Insurance: General Liability and Director/Officer coverage	1,615	1,600	1,300
Legal	3,000	3,000	450
Property Management	0	0	8,640
Office Supplies, PO Box, postage, copies, petty cash	700	700	450
Website	100	100	0
<b>COMMON AREAS</b>	<b>34,000</b>	<b>33,800</b>	<b>21,350</b>
Recurring lawn cut, mulch, fertilize, weed/feed, insect, leaf remove, prune, etc	23,000	25,500	18,500
Tree & Landscape Maintenance (per event)	2,000	2,000	0
Irrigation Maintenance	2,000	1,200	1,000
Lighting Maintenance	1,000	1,000	350
Detention Area Maintenance	1,000	1,000	0
Miscellaneous Repairs	1,000	1,000	0
Masonry Maintenance	1,000	0	0
Utilities (water/sewer, electric)	3,000	2,100	1,500
<b>RESERVES FOR COMMON AREA MAJOR RESTORATIONS &amp; IMPROVEMENTS</b>	<b>10,580</b>	<b>11,895</b>	<b>18,082</b>
Costs for major restorations or improvements of common areas, including masonry monuments and walls, trees and landscaping, irrigation system, lighting, signs, and detention area.			