

**Pinecrest Community Association
1860 Barnett Shoals Road
Suite 103 PBM 477
Athens, Georgia 30605
Pinecrestathens.org**

December 2025

Re: 2026 Annual Meeting & Assessment

Dear Pinecrest Homeowner:

As a title holder in the Pinecrest Community, membership in the Pinecrest Community Association is mandatory. Coextensive with that is an obligation to pay the annual assessment as set by the board of directors for the upkeep and maintenance of the community as a whole. Pinecrest is governed by state law and its dedicated covenants. Pinecrest's covenants may be viewed on the community website - Pinecrestathens.org. **For the year 2026 the Pinecrest Board of Directors has determined the amount of the assessment will remain \$110 per lot.** For a summation of 2025 expenses thru November 22 see other side of this page. You can mail your check or money order to the address shown above which is the UPS store in the Publix Shopping Center on Barnett Shoals Road . You may also drop it off in person with instructions to place it in Box 477. **In either case you must complete and return the information listed below. For those who wish to process their payment electronically go to: Pinecrestathens.org and click on "Pay Dues". Payment is due on or before January 15, 2026.**

The Pinecrest annual meeting will convene in person on Saturday March 21, 2026 at 2:00 pm in the community room of Fire Station #7 on Barnett Shoals Road and will be combined with Zoom access. Sign on data for Zoom will be published on the website.

.....please return if you pay by mail or in person.....

Pinecrest Address: _____

Mailing Address: _____

Owners _____

Phone _____

Email _____

Pinecrest Homeowners Association
Expense Incurred thru 11/22/25

Administrative	\$919.58
UPS Box rental (2026)	\$300
State Farm Ins. (CGL policy)	\$3,040
BOIR Filing (filed in 2024-paid in 2025)	\$525
Twin Lakes Excavation (Pavilion Road)	\$2,310
Trash Removal (Curbside Services)	\$266.40
Fast Signs	\$228.59
TDE Construction (Pavilion)	\$3,420
Junk South (Dumpster Day)	\$525
Tree Removal	\$11,490
Tax return (yr/24)	\$450
Baseline Engineering	\$650
Grounds Maintenance	\$3,800
Total Expense.....	\$27,924.57

Cash On Hand A/O November 22nd. 2025

Checking:	\$727
Savings:	\$10,013.75
Share:	\$2,641.92
Total :	\$13,382.67

A POLITE NOTICE

The collection of Pinecrest's annual dues should be simple.

- Step 1 The HOA Board estimates the money needed for the coming year's expenses.
- Step 2 Approximately one month before the January 15 due date, property owners are informed of Pinecrest's projected maintenance costs: 1) by a post on the pinecrest.org website and 2) by USPS mail sent either to A) the property owner's address listed in the Athens-Clarke County Tax Assessors Office website or B) to an alternate address supplied by the owner.
- Step 3 Homeowners pay in a timely manner as set forth in the Covenants by the due date of January 15.

Unfortunately, a minority of homeowners do not pay the required amount for operating costs on time. Historically, late dues payments were not charged the 10% penalty that is authorized by the Covenants. In the past, reminders that cut into the Pinecrest revenue were mailed until 99% of the dues were collected. The remaining 1% had a lien filed with the Superior Court Clerks office as sanctioned by the covenants. The lien costs \$25 to file and \$25 to release. Liens prevent the sale of property until all dues, penalties, interest and costs are paid.

To facilitate the collection of HOA funds in a timely manner - starting this year:

- 1) Ten percent interest will be automatically charged on payments made after the January 15 due date
- 2) Liens will be automatically filed after the annual meeting held in February or March
- 3) Dues payments made after the annual meeting will cost \$110 + \$11 + \$25 + \$25 = \$171. Interest will be calculated beginning the due date through the date of payment.

"I didn't know"; "I forgot"; "I assumed the joint owner paid"; "I did not receive a reminder because I moved"; "I did not receive a reminder because I was out of the country"; etcetera are not valid excuses to pay late.