

FREE BEACON PARK!

INFO SHEET # 2 – Why Dissolve the Master HOA?

1. There can be frequent confusion about who to contact when a problem or concern is identified. Should you call your community HOA Board members, or is the Master HOA Board responsible?
2. Homeowners will no longer need to write multiple checks for their monthly assessments.
3. Beacon Landing residents pay a quarterly assessment to the Master HOA, but only get direct benefit for the security patrol, entry monument, and storm water management system.
4. There is widespread duplication, especially in the governance structure. Beacon Park Master HOA has a Board of Directors and holds meetings for the same, and so does each of the three community HOAs. While all these Board members are volunteer (not paid), there are other items which do require funding – e.g., management company services, accounting and tax prep services, bank fees, attorney fees, etc. These services can be assumed by the three community HOAs for significant savings.
5. Community HOA Boards will have greater oversight of the properties within their geographic boundaries.
6. Community HOA Boards can select and/or change companies performing contracted services in their community (like landscaping, security, etc.).
7. Now, with the Master HOA in place, when you sell your home, you need to obtain estoppel certificates from both your community HOA and Master HOA. The current fee for an estoppel certificate is \$100 each.
8. The Master HOA has to print its own coupon books, separate from the three individual HOA's coupon books. So each homeowner now gets two coupon books, which is an added expense we can eliminate.
9. The Master HOA also has to pay its own collection fees for the quarterly assessments, creating an additional expense for homeowners.
10. Real estate closing companies frequently forget to send the deed to both the Master HOA and the individual community HOA when a home is sold. This can cause all sorts of errors and issues for the new home owner and the management company.

For the latest updates: <http://www.beaconparkhoaphase1.com/dissolve.html>

If any homeowner still has questions about the proposed dissolution of the Master HOA, you can contact:

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