

REMINDER

Our consent agreement deadline is Dec. 30.

We are SO CLOSE to passing our on-street parking amendment.

If you have not done so, review and sign your consent agreements today!

- Read all three consent agreements.
- Sign each with your vote of YES or NO.
- Take a photo of each page and email the images to Jennifer Schmidt at Jennifer.Schmidt@hms-inc.net.

ABOUT THE CONSENT AGREEMENTS

Proposed Amendment #1: New Buyer Initiation Fee

- If approved, individuals who buy a home in the Gates at Bouldercrest would pay a one-time initiation fee that's no more than two times our monthly assessment. This will bolster our operating income. (It's an HMS-recommended best practice for communities.)

Proposed Amendment #2: Limited On-Street Parking

- If approved, would allow limited, on-street parking, with approval from DeKalb County. **(If this amendment does NOT pass, we will have NO on-street parking. Please VOTE YES.)**

Proposed Amendment #3: Lease Agreements and Management

- If approved, sets a leasing cap at 25 percent, unless you have a hardship. Only those who lease their Unit would pay the annual lease assessment of \$289 a year. This fee goes to a lease management company that will track leased units, ensure tenants receive community rules and messages, and upload tenant info into call boxes. (Some owners are great about keeping tenants up to date. But companies own some units, and they have been slow to respond to major issues, including parking or burst water pipes.)

