

Crossing at Hager Place

Homeowner's Association

Frequently Asked Questions

Q: I just moved into Crossings at Hager Place. Where can I get a directory and information about the Association?

A: As more units are sold, a telephone directory will be printed. For any information regarding the Association, please call DellaValle Management, Inc. They are the property management company for your Association.

Q: Why do I have to pay a monthly assessment to Crossings at Hager Place Community Association?

A: The assessment, payable by each homeowner, funds both the operating and the capital budgets of the Association. In the "Association Budget" section of this Notebook, you will find a detailed list of what your dues cover.

In short, the bulk of your dues go toward maintaining and enhancing all the areas owned "in common" by the Unit Owners Crossings at Hager Place. Proper maintenance of the common areas enhances the look of Crossing at Hager Place, as well as enhancing the property values of its residents.

Q: Who can I call about cars being left in one spot on my street for days?

A: Parking Violations are handled by the division of Police at 859-885-9468

Q: What about trash removal?

A: There will be a dumpster located on the property. The cost for t h e dumpster will be paid out of your Association dues.

Q: What about loud music or barking dogs?

A: These fall under the City's noise ordinance which "prohibits s o u n d that annoys or disturbs reasonable person or normal sensitivities." V i o lations or questions should be directed to the Division of Police, (859) 885-9468.

Q: Will there be somewhere I can walk my dog?

A: Yes, there will be a designated dog walking area located on the property.

Q: To whom do I report vandalism?

A: Vandalism should always be reported to the Division of Police, (859) 885-9468 and to the property manager. If the vandalism takes place on com mon area property, the Homeowner's Association will pursue reim bursements for damages and any other recourse deemed appropriate.

Q: Who makes up the Board of Directors for the Homeowner's Association? Are they paid?

A: Board members voluntarily give of their time and talents to serve their community and neighbors.

Q: What if I have other questions not covered here, or want to contact a Board member outside of the meeting?

A: You are welcomed and encouraged to call the property management company, DellaValle Management, Inc., 859.273.6000, at any t i m e . I f necessary, they can help you locate the names, phone numbers and e-mail addresses of individual Board members.

Crossings at Hager Place Community Association

Association Vision ... We are a Community

Crossings at Hager Place Community Association, Inc. is a community by virtue of:

- Our personal decision to live in this condominium complex;
- Our personal investment in our respective homes; and
- Our collective interest in preserving and potentially enhancing the value of our investment

Our condominium community ownership and the responsibility for its ongoing vitality and economic viability extends to all Unit Owners by virtue of our property ownership and collective management of exterior elements of our individual property, through our Homeowner's Association, as guided by our adopted Bylaws and the determinations of the Homeowner's Association.

As such, we have chosen to live in an environment that makes it incumbent on each of our Association Members to proactively participate in the affairs of the Association; and, as an Association of Homeowners, we recognize and always keep in mind that we...the Unit Owners and, therefore, the Association Members ... are one in the same and must work together to achieve unilateral alignment for the overall benefit of our condominium complex community.

Although we live as independent individuals, we must act collectively with respect to our condominium complex.

Crossings at Hager Place Community Association is established to create the vehicle through which some common, exterior elements of properties are maintained.

Bylaws require that the affairs and operations of the Homeowner's Association be addressed by a duly elected Board of Directors (comprised solely of unit Owners and/or Association members); and the Homeowner's Association Board of Directors is chartered to manage the affairs of the Association, based on a majority opinion of all members. In general (and with the possible exception of an extreme emergency), our Board of Directors has neither the latitude, nor the authority, to make unilateral decisions on any issue affecting the Homeowner's Association's operations that have not been addressed by the Association's membership.

It is, therefore, incumbent for each and every Unit Owner and/or Association member to:

1. Understand the issues that confront the operations of our Homeowner's Association;
2. Participate in developing a consensus opinion on issues that arise from time to time;
3. Support the consensus determination of the Association Membership; and
4. Serve as a Member of the Association Board of Directors when appropriate and/or as needed.