



Dear new Homeowner,

Welcome to the West Eugene Village Homeowners Association and to the neighborhood. We congratulate you on your recent home purchase. We are very happy to have you as a member and a neighbor.

The Association's operations are overseen by the Board of Directors with help from other volunteer members. Currently, our HOA is managed by **Management Trust**, an employee-owned company which specializes in serving condo and homeowner associations across the United States. The Corporate offices are in Las Vegas, NV, and there are regional offices located in 8 States . You should receive a communication from a **Management Trust Team Member** soon after your escrow closes. This will tell you how to set up your web portal account with them, let you know how to pay your member dues assessments, and provide you with their contact information for any questions or concerns you may have. **Management Trust** works for our Association as our agent, so they are your first line of contact for everything.

You should have received a copy of the Association's governing documents upon purchasing your home. These contain essential details for all members. If you did not receive them, you may request copies from **Management Trust** @ www.managementtrust.com/contact or you can also download them from our website at www.westeugenevillagehoa.com. Your members' only page password is HOAmm.

As a member of the West Eugene Village Homeowners Association, you are responsible for punctual payment of all membership assessments and for ensuring all members of your household abide by all governing documents of the Association. You will be provided with regular billing statements, but your member dues assessments are always due by the first of every month. Your timely payment of the amount due is required so the Association can meet its obligations as dictated in the CC&Rs, Bylaws, and Oregon laws. We do ask members to pay as close to the due date as possible. If not received within 30 days of the due date, a late fee of \$25.00 will be assessed to your account.

Volunteer Board members are elected to their positions by members like you on a rotating basis every three years during the Annual Membership Meeting held each year on October 23rd. (If this date falls on a weekend, the meeting is held the following Monday). You are also invited to attend all public Board meetings. Meeting times and venue are announced on the website and on the Bulletin Boards near the mailboxes. You are strongly encouraged to attend these meetings so you can stay up to date with all HOA business. We value your opinion and your suggestions and hope you will join us.

Again, we are delighted to have you as a member of our community and to call you our neighbor.

Sincerely,

West Eugene Village HOA Board of Directors