

HISTORY OF HOA DUES STRUCTURE

In the early years of Concord Hills subdivision, there were just a few homes, the first being built near the entrance to the neighborhood. HOA dues were completely voluntary. As the neighborhood grew and expanded up and over the hills, so did the maintenance needs. In 2010, HOA dues became mandatory, but homes purchased before 2010 were "grandfathered in" with voluntary HOA participation. At that time the Recreation Center was a completely separate entity and was maintained through optional Rec Center membership fees. In 2016, the Recreation Association was absorbed by the Homeowners Association, at which time the HOA board became responsible for maintaining the recreation complex. To ensure that there are funds available for these maintenance needs, any homes purchased after 2016 pay mandatory dues that include access to the pool and tennis courts. Again, existing residents were "grandfathered in" to their existing dues category. The result is a confusing 3 tiered dues structure.

Fee structure of 2024:

1. The earliest "Classic" residents (purchased lots before 2010) have the option to pay \$125 HOA membership, and then in addition they have the option to pay Recreation Membership \$345.
2. "Classic" residents (purchased lots between 2010 and 2016) are obligated to pay \$125 HOA membership and then in addition, they have the option to pay Recreation Membership \$345.

3. "Recent" residents (purchased lots after 2016) are obligated to pay \$470 which includes the HOA membership and the Recreation membership.

YOUR CHHA DUES AT WORK

The purpose of the Concord Hills Homeowners Association is to maintain or enhance our property values and general welfare. More specifically, our by-laws say (paraphrase):

- Promote general improvement and positive maintenance of the community through such things as landscaping, beautification, and activities related to safety, health, appearance, welfare and beautification of the subdivision
- Promote the common good and general welfare of residents through the enforcement of our Codes & Restrictions and through taking steps to protect residents and their property values
- To own, build, operate and maintain recreational facilities
The CHHA Board is committed to the above purpose and uses dues collected to:
- Maintain the subdivision entrance
 - o clearing, seeding, mowing, sprinkling, leaf removal o lighting
 - o tree trimming and removal

o landscaping and decorating

- Maintain the recreation area (pool and tennis courts maintained by CHRA)
 - o non-fenced area including playground and parking lot
 - o lawn and leaf removal
 - o tree trimming and removal
- Maintain street name signs and notice signs at the entrance
- Maintain street lighting for Unit 10
- Insurance to protect our property and general liability
- Pay utility bills (water, electric)
- Pay property tax
- Pay for administrative services, supplies and expenses (e.g., mailings, accounting, bank fees, po box)
- Fund projects to improve the neighborhood (e.g., new website)

- Fund neighborhood activities (e.g., yard sale, pool party)
- Accumulate reserves for unexpected expenses and future improvement projects.
The CHHA functions primarily with volunteer labor to keep costs down. No comparable subdivision in Farragut has basic HOA dues as low as Concord Hills.