

# BELLEMEADE

HOME OWNERS ASSOCIATION

PO Box 4144

Loveland OH 45140

January 3, 2025

Dear Belle Meade Homeowner,

Thank you all for making this community a great place to live. As we approach Belle Meade's 35<sup>th</sup> anniversary, please note the change to the annual meeting. We hope to have a better turnout than a cold February or March night when no one wants to leave their house. Work will continue in 2025 to address the rapid decline of our common area tree population. Pool deck replacement quotes will happen in 2025, for possible work in 2026. Also, the by-laws and covenants are scheduled to be renewed and updated in 2025. We are also looking to fill some board positions; possibly for 2025 and definitely for 2026. If you are interested in learning more about the group, please indicate your interest on the Venmo notes or on a note with your mailed payment. Thank you!

Belle Meade HOA Annual Meeting  
May 17, 2025 at 7pm  
Belle Meade pool

## **INVOICE**

Belle Meade Homeowners Association  
2025 Annual Assessment: **\$480** (\$5 increase from 2024)  
Payment Due by January 31, 2025

Homeowners can pay fees using **Venmo**. Search **@Belle-Meade-1** (0678 is the 4 digit confirmation number). **PLEASE** put your home address in the "What is it for?" prompt. We had a significant number of residents use this option for their 2024 payment. It's fast, secure, and easy! A Venmo confirmation of payment goes to the homeowner and the HOA receives a payment notification as well. Additionally, a general announcement payment reminder from the HOA will be sent via email, FB, and website posting toward the end of January.

Remit physical payment to:  
Belle Meade HOA  
P.O. Box 4144  
Loveland, OH 45140-4144

COLLECTION POLICY:  
Due date: **January 31, 2025**

### Late fees

Dues paid February 1-28: Late fee of \$25, total dues **\$505**

Dues paid March 1-31: Additional late fee of \$25, total dues **\$530**

Dues not paid by April 1: Property lien filed, total dues **\$530 plus legal fees**

Dues and legal fees not paid by May 1: **Lien is exercised**

\*\*\*Late checks and Venmo payments must include the applicable late fee amount.