

Island Hills

Condominium Association Phase 1

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Last update: June 19, 2023*

Dear New Member,

Welcome to the Island Hills Community!

To help assist you in your plans for your lot, we refer you to the Island Hills Golf Course website. www.islandhillsgolf.com. Numerous reference documents you will eventually need are readily available if you have access to Internet.

We distribute an annual letter with assessments in February updating members on all Condo affairs. Assessment period applies January 1-December 31. We only conduct meetings by Zoom when they are deemed necessary. Please send us your contact information **which is NOT shared**. We need a preferred e-mail address; a cell ph. no where we can reach you; and your preferred mailing address for Condominium documents.

Answering Service and communication.

We have no "on call" staff in our Condo. We are therefore, asking that all inquiries, henceforth, be called in to the Condominium answering service at 269-319-8140. They will take down your information and e-mail it to the proper authority in the Condo Association. Please make certain to give them your contact information, preferably a valid e-mail address.

*Website with Condo Documents

We have installed a link on the Island Hills Golf Club website that enables members to access condo documents at any time. This is a "work in progress", and will have continuous ongoing updates as necessary. **The Condo has hired a consultant who will review lot owner plans for compliance to the by-laws from A-Z, and then advise the ACC of the findings.** **This process is required to be paid for by the lot owner, not the Condo.**

IMPORTANT: New homebuilders, please pay CLOSE attention to items:

4, 8, 8a, 10, and v

Go to: www.islandhillsgolf.com

In the green bar at the top right of the home page, click: **Condominium Documents**.



This “drop down menu then appears:



Island IN the Hills Condominium – Association Documents

Island Hills Condominium Association Phase 1 – Documents

Island Hills Condominium Association Phase 2 – Documents

IITHCA – Director Documents

IHCA Ph1 – Director Documents

IHCA Ph2 – Director Documents

Click on **“Island Hills Condominium Association Phase 1 – Documents”**

Then scroll down and SINGLE click on the document you want to read or print.

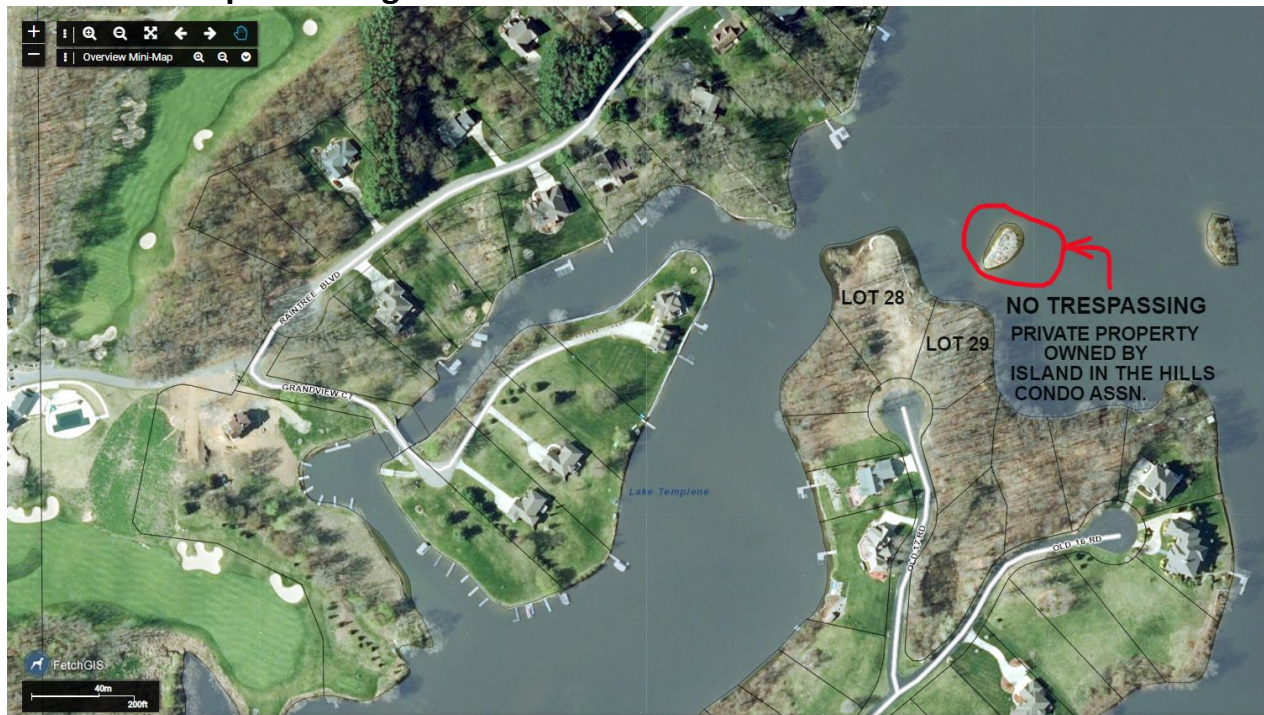
Services, dues, and misc. invoice collections.

As indicated above, Island Hills Condominium Association has no staff. **Therefore, we will not be contacting people who are late in paying dues or misc. invoices sent to them at varying times during the year.**

Interest and penalties per the by-laws will be added to next year's dues invoices. For the protection of members, the bylaws require the Board to send a "Notice of Action" letter to any delinquent, giving a last opportunity to make full payment on a past due invoice.

Our dues determination system is modeled after Lake Templene Property Owners Association. [LTPOA] We now review all expenses paid in the *previous* year to determine which are actual fixed expenses and which are *non-recurring* expenses. We will only be requiring payment for **fixed** recurring expenses in the attached dues invoice. Under this plan, any unexpected expenses will be invoiced in the *following* year including any pertinent Division road repairs or other special assessments deemed necessary.

Regarding the small island shown below: **This is a private island owned by Island IN THE Hills Condominium Association, and is intended to be unoccupied, *except* when volunteer *local* island residents are performing maintenance.**



Once again, WELCOME to the Community!

Bob Griffioen,
President,
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