



# Hempstead & Associates

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Holly Street Homeowner,

Welcome to the Holly Street Village Property Owners Association! We are Hempstead & Associates and we are responsible for the management of your HOA. We look forward to helping you get the most out of your association. The monthly fee provides for the Association management, lawn service, common area maintenance, utilities, and reserves for future exterior replacement expenses as described in the Association Documents. An itemized list of the projected operation expenses and replacement reserves is in your Association Budget for you to go over.

Upon the closing of your home the Association will be collecting the following fees: A one time initiation fee of \$250.00 to cover the complex common area expenses until all of the homes are sold, the current month's pro-rated HOA fee plus the next full month's HOA fee. As a home owner in the Holly Street community you will receive a yearly booklet with monthly payment coupons with the HOA fees.

The current monthly HOA fee is \$83.00 per home and is due on the first day of each month. A late fee of \$15.00 will be charged for payments not postmarked by the 15<sup>th</sup> day of each month. Payment information is located on each coupon and is also listed below.

**Please make your check payable to:**

Holly Street Village Property Owners Association (HSVPOA)

**Mail to:** Hempstead & Associates  
5750 Balcones Drive  
Suite 201  
Austin, TX 78731

The Association only provides insurance coverage for the common area and each owner will need to make arrangements for the insurance coverage of their home as required by the Association Documents. For your convenience we have included insurance recommendations from Bill Russell Insurance Agency. Congratulations on your new home purchase and we look forward to working for you!

Sincerely,

Aaron Koehn  
Association Manager  
Holly Street Homeowner's Association



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## Holly Street Village Property Owner's Association Monthly Payment Breakdown

### Ordinary Income/Expense

#### Income

<b>Monthly HOA Fee</b>	<u>83.00</u>
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#### Expense

<b>Operating Expenses</b>	<u>17.00</u>
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- Contingency
- Ground Maintenance
- Insurance
- Management Fees
- Pest Control
- Seasonal Plantings
- Utilities

<b>Replacement Services</b>	<u>66.00</u>
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- Exterior Painting
- Fencing/Perimeter
- Roofs

<b>Total Expense</b>	<u>83.00</u>
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