

**NOTICE TO HOMEOWNERS
ANNUAL MEETING**

Southern Oak Subdivision Homeowner's Association Inc.

March 27, 2025 6:00 PM

Camden Revolutionary War Visitor Center
212 Broad St.
Camden, SC 29020

Website

www.hoasouthernoaks.com

Address

P.O. Box 395 Camden, SC 29020

Email

sohoa109@gmail.com

In accordance with the By-laws of the Southern Oak Subdivision Homeowners Association, Inc. notice is given as per:

Article IV, Section 4.12(a),

- a. The budget and reserve analysis are provided for the fiscal year beginning July 1, 2025, through June 30, 2026, on the reverse of this page.
 - (i) The board maintains a reserve balance of 1 year's annual dues.
 - (ii) The financial condition of the Association for the last fiscal year is sound, meeting expenses and collecting all monies due.
 - (iii) There is no pending or unresolved litigation.
 - (iv) Insurance is provided by State Farm Insurance, Chuck Nash Jr., and coverage includes the front entrance property damage, money, securities, employee dishonesty, retention ponds and liability.

In accordance with Article VIII, Section 8.3,

The Board of Directors has approved the budget included on the reverse of this page. The annual assessment is \$108.00. The Board of Directors has voted to assess homeowners with delinquent payments of \$50.00 per month, plus applicable collection charges, until the delinquency is cured, pursuant to Article IV, Section 4.12(n). Late charges are not pro-rated and shall be charged on the 1st of each month for each month delinquent. Late fees are disclosed in writing pursuant to the annual invoices for dues sent to homeowners each year pursuant to Article VIII, Section 8.11.

In accordance with Article VIII, Section 8.5

Notice will be given for assessment April 1, 2025, and no later than May 31, 2025, and are due and payable by July 1, 2025. Dues not received by July 31, 2025, shall be considered delinquent and subject to the provisions of Article VIII, section 8.11 as expressed in the previous paragraph.

This notice includes the following agenda items for the meeting:

1. Approve presented budget & reserve.
2. Update on surveys for retention ponds and transfer of ownership of retention ponds.
3. Other Announcements
 - a. Christmas Ornaments
 - b. Animals

Jeff Cooper. President
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Camden, SC 29020
352-874-2048

