



Welcome to Lathem's Mill

Please review our HOA Governing Documents on the “[NEWS & HOA Info](#)” page of our website as soon as possible.

Every homeowner and resident is required to adhere to these guidelines and to pay the Annual Maintenance Fees, Dues and Assessments when due in order to be a Member in Good Standing and to be able to exercise full rights and privileges.

If you do not use the Internet and cannot access our online documents, please contact the HOA Board and/or Webmaster to request printed copies. If you have any questions or concerns, please feel free to contact our Board of Directors or one of our Committee Chairpersons (see page #2 for contact information). We also encourage you to review the Forum on the “Feedback / Suggestion Box” page on our website.

Annual Homeowners' Association Maintenance Fees / Dues for 2013: \$550.00

- **Due March 31st 2013:** 10% late fee applies if received after April 15th; adjusted annually.

New Owner Initiation Fee: \$500.00

- One-time fee for every new owner; due on the day a new owner takes possession of the property.

Real Estate Closing Letters:

- **Normal:** Requested more than 5 weekdays prior to Closing: **\$150**
- **Rush / Expedited:** Ordered and needed in 3 to 5 weekdays: **\$200**

Special Assessments: None at this time.

- *Special Assessments can occur due to unexpected costs for maintenance, repairs, upgrades, legal fees, Association operational costs, etc.*

Lathem's Mill Website: <http://lathemsmill.org/index.html>

- At our website, you will find information related to our community such as:
 - Lathem's Mill HOA CCRs, ByLaws, Rules, Subdivision Plat, Newsletters and a Residential Directory
 - Links to resources such as: Medical Facilities, Government and Educational agencies, Consumer advocacy services, Community resources, Homeowner and HOA Board Member educational resources, and much more.

Lathem's Mill Communications Center - Yahoo Groups:

- Register for neighborhood communications: <http://groups.yahoo.com/group/LathemsMill/>
NOTE: *The Online Directory and our YAHOO GROUPS are not linked. Updates must be submitted separately to each.*

➤ **Lathem's Mill Residential Directory:**

Please fill out the form on Page #3 and return it to the Webmaster so that we can add or update your family's information in the Directory. The Homeowners' Directory is encrypted to maintain privacy (requires a password to view and print). It can be viewed online or it can be downloaded and printed in the privacy of your own home. Contact our Webmaster to confirm your right to view this document and to obtain the password. **Webmaster:** webmaster@lathemsmill.org

NOTE: *The Online Directory and our YAHOO GROUPS are not linked. Updates must be submitted separately to each.*

➤ **Lathem's Mill Board of Directors / HOA Communications:**

The HOA Board of Directors should be contacted by using the “**Contact the HOA Board**” form on the bottom of the following page of our website: <http://www.lathemsmill.org/contact-the-hoa-board.html>



LMHOA Board of Directors

CHAIRMAN / PRESIDENT			
Brian Carringer	137 Lathem's Mill Lane		Lot# 53
VICE CHAIRMAN / VICE PRESIDENT			
Kurt Singleton	206 Davis Mill Road		Lot# 52
SECRETARY / TREASURER			
Kristi Spencer	110 Lathem's Mill Lane		Lot# 31
PARLIAMENTARIAN			
			Lot#
WEBMASTER			
Bill Meyer	133 Lathem's Mill Lane	678-300-5550 [C]	Lot# 17
(Contact for document passwords)	webmaster@lathemsmill.org		

LMHOA Standing Committees

Chairpersons handle and facilitate the day-to-day processes related to each Committee's responsibilities. Chairpersons receive and review submittals from our residents, then they submit their findings to the HOA Board for final review. Only Board Officers can approve or disapprove submittals from Committee Chairpersons or Members of the Association.

ARCHITECTURAL REVIEW / CONTROL COMMITTEE (ARC / ACC)			
OPEN POSITION			Chairperson
			Member
			Member
BETTERMENT & PLANNING COMMITTEE (B&P)			
OPEN POSITION			Chairperson
			Member
			Member
POOL COMMITTEE			
OPEN POSITION			Chairperson
			Member
			Member
SOCIAL & WELCOMING COMMITTEE			
OPEN POSITION			Chairperson
			Member
			Member
LANDSCAPING COMMITTEE			
OPEN POSITION			Chairperson
			Member
			Member
FUTURE COMMITTEE			
OPEN POSITION			Chairperson
			Member
			Member



LATHEM'S MILL HOA DIRECTORY UPDATE FORM

Lot #		Street Address							
Own >		Lease Purchase >		Rent >		Vacant Home >		Vacant Lot >	

Family Last Name:							Date Submitted:		
Husband First Name:			Mobile Phone #:					Birthday MM/DD:	
Husband Home eMail:							Anniv. MM/DD:		
Husband Work eMail:							Work Phone #:		
Wife First Name:			Mobile Phone #:					Birthday MM/DD:	
Wife Home eMail:							Anniv. MM/DD:		
Wife Work eMail:							Work Phone #:		
Child Name #1:			Special Info:					Birthday MM/DD:	
Child Name #2:			Special Info:					Birthday MM/DD:	
Child Name #3:			Special Info:					Birthday MM/DD:	
Child Name #4:			Special Info:					Birthday MM/DD:	
Child Name #5:			Special Info:					Birthday MM/DD:	
Child Name #6:			Special Info:					Birthday MM/DD:	
Child Name #7:			Special Info:					Birthday MM/DD:	
Emergency Contact #1:			eMail:					Phone:	
Emergency Contact #2:			eMail:					Phone:	

** We feel it is inappropriate and potentially dangerous to publish children's ages, but we would like to retain the ability to post "Happy Birthday" and "Happy Anniversary" notices in our Newsletter: please supply month and day information only.

*** Special Info = (babysitter, cuts grass, computer help, tutoring, etc.)

**** IMPORTANT: If you are occupying your residence under a RENTAL or LEASE/PURCHASE agreement, you MUST provide the LMHOA with accurate address and contact information for the absentee owner/Landlord (below).

Absentee Owner / Landlord Information

Absentee Owner / Landlord Legal Name									
Absentee Owner PO Box / Street Address									
Absentee Owner City/State/ZIP									
Absentee Owner Office/Home Phone #					Mobile Phone #				
Absentee Owner eMail									