

# **Tutwiler Farm Homeowners Association**

## ***2020 Dues Notice***

Dear Resident,

The Tutwiler Farm HOA (TFHOA) Board of Directors are happy to report to you that we have continued to maintain our budget expenses in a way that permits us to keep our HOA dues the same as previous years at \$100 annually. The HOA remains securely funded to maintain our entrance and Gateway to our neighborhood and homes to a level that is the envy of other neighborhoods in Eastern Jefferson County and certainly in Trussville. This is only possible due to your support of the HOA.

For those of you who are new to the neighborhood, the TFHOA member dues pay for the monthly maintenance and upkeep of all the entrance property, lawn care, annual flower planting, lighting, irrigation, utilities, insurance, taxes, and our neighborhood street signs. Our annual budget is approximately \$22,000. The TFHOA owns all the entrance property and it is the neighborhood's responsibility to maintain the property and to repair any damage that may occur. Our insurance coverage is for liability only. The TFHOA is solvent and we hold in reserve funds to cover any unexpected expenses such as storm damage to our entrance, necessary repairs to our lighting, irrigation system and general grounds. What if our entrance was hit by a tornado? Thousands of dollars could possibly have to be spent for tree removal and damage to our property. Who would pay for that? It is our property; therefore, the residents would be responsible, not the city. The TFHOA is self-insured by its reserve and annual dues from those residents who don't assume someone else will take care of it and it's not their responsibility.

Our entrance is the driveway to your home. The HOA dues of \$100 annually is a small amount to pay (\$8.33 a month) for what is provided in keeping your entrance attractive and beautiful. You certainly could not maintain your personal yard for \$100 annually - grass cut trimmed and blown, landscaping, annual flowers planted, landscape lighting, security backup, and irrigation are all included. We receive calls on a regular basis from other HOA's asking us how we are able to maintain our entrance as we do and how were we able to provide the beautiful and useful Gateway. All of this is only possible by everyone being responsible and sharing in the cost.

At the October 2019 TFHOA meeting we discussed enhancing the security level of our Secure Gateway by having a Tag Reader system installed known as FLOCK. This system is now used by the city of Trussville to read tags of all vehicles entering from all public roads into Trussville. The system reads the vehicle tag to verify if it may be a stolen vehicle or a vehicle registered to a wanted felon. The system also takes a photo of the suspect vehicle and, if it is a known wanted vehicle or person registered to the vehicle, Trussville PD is sent a signal by the system within 20 seconds to make the police department aware the vehicle or person has just passed the FLOCK camera and is in the area. A police officer is dispatched immediately. I have been told by Trussville PD that the systems have been invaluable. The cost of the system if added to our entrance Gateway would be \$166.67 monthly or \$2,000 annually. We must sign a two year agreement. This system would add an additional level of security to our neighborhood as it is proactive where our current system is not; however, it would not make our current system obsolete. Our current system is paid for and there is no monthly expense for it. Our system is designed for evidence after the fact; however, we are confident that just the Gateway itself has deterred nonresidents that may have illegal intent from entering our neighborhood. The city of

Trussville now has several months of operational experience with FLOCK and it has been a big success in catching criminals and preventing crime. If a majority of HOA members vote to have the system installed it is possible that HOA dues could increase by \$5-10 annually per household to cover the additional cost. This is a small price to pay for the additional level of security. If HOA membership participation is adequate to cover the additional expense of the FLOCK system, the monthly cost will be taken out of the HOA general fund with no additional expense to HOA members.

**(PLEASE CAST YOUR VOTE BELOW)**

We are counting on you to participate and share in the responsibility of protecting our property values and helping us remain the best, most beautiful, and safest neighborhood in Trussville and Eastern Jefferson County.

The TFHOA volunteer Board of Directors has worked faithfully to serve all homeowners. Many of them have been board members for several years and we owe each our gratitude and thanks.

Thank you for your support in sharing the responsibility and welcome to the new members who are joining us!

Sincerely,

Bill Lowery, President  
Tutwiler Farm HOA

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**2020 Tutwiler Farm Dues Notice (\$100)**  
*Due by April 5<sup>th</sup>, 2020*

Member Name \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: Home \_\_\_\_\_ Cell \_\_\_\_\_

E-Mail Address: (please update) \_\_\_\_\_ (only one per family)

**MAIL DUES TO:**

Tutwiler Farm HOA  
c/o Gwen Pool, Treasurer  
201 Powell Place  
Trussville, AL 35173

**VOTE:**

**FLOCK SECURITY SYSTEM (X)** YES \_\_\_\_\_ NO \_\_\_\_\_