

Tara Condominiums

106 Regency Blvd

Greenville, NC 27834

Phone: 252.329.7368 Fax: 252.355.9641

- A. 152 units. 20 buildings (including clubhouse/pool)
- B. Dues: \$189.00 per month
Draft Date: 5th Day of the Month
Late: 21st Day of the Month
Late Fee: \$20
- C. Dues include:
 - Hazard Insurance on all buildings
 - General liability insurance
 - Directors and officers insurance
 - Regular exterior maintenance
 - Association management
 - Escrow savings for long term repairs
 - Parking lot maintenance Fountain maintenance
 - Street lights
 - Pest control
 - Termite control
 - Landscaping
 - Mail house repairs
 - Dumpster maintenance
 - Water and sewer
- D. Facilities: Pool/Club house/Fitness Room
- E. Pest Control: Othos (800) 448-1151 owner contacts the company to schedule
- F. Insurance: Stephen West - National Insurance (252) 756-3212
- G. Landscaping: US Lawn Care – Bill Freelove

any landscaping concerns must be in writing
- H. Trash pickup: City of Greenville. Dumpster on site.
call public works at (252) 329-4522 to schedule large item pickup
- I. Maintenance provided by the HOA:
 - scheduled property-wide, exterior building maintenance all
 - clubhouse, pool, and fountain maintenance
 - NO interior work
 - NO repairs to limited common element

All concerns and maintenance requests should be submitted in writing
(Unless an emergency) to amanda@russellpm.com or directly contact
Amanda Blomefield at (252) 329-7368

Russell Property Management

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www.russellpm.com

Tara Condominiums HOA

Homeowners Association Information Sheet

Property Address: _____

Homeowner's Name: _____ Spouse

or Co-Owner's Name: _____

Owner's Mailing Address: _____

Telephone: _____ (Home)

_____ (Work)

_____ (Cell)

Email Address: _____

It is very important that we get this information for your benefit. This is general information needed by your homeowners association and will be filed in your personal file in the homeowners association department of Russell Property Management.

PLEASE MAIL OR FAX TO US ASAP!

THANK YOU FOR YOUR TIME.

Tara Condominiums HOA
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Greenville, NC 27834
Phone: 252.329.7368 Fax: 252.355.9641

Draft Authorization

I, _____, hereby authorize Russell Property

Management to charge my monthly dues/rent to the following account:

(Address for unit)

Draft Payable to (HOA name)

Date of first draft

Amount to be drafted each month

Please note:

- * If HOA dues are increased, your draft will automatically be increased
- ** HOA dues will be drafted on the 1st of each month

Signature

Date

Please attach a voided check

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HOA Member Portal:

Russell Property Management has a tab on our home page called “Homeowners Associations”. Under this tab, is a menu selection called “HOA Members” that will bring you to the member portal. There is a short video about how to register and use the member portal. Once you are set up in the system, you can use the online HOA Member Portal until you sell your home.

To gain access to your account information, you will have to follow the process below:

1. Select the “Homeowners Associations” tab on the www.russellpm.com home page.
2. Select the “HOA Members” located within the top banner.
3. Enter the required information to sign in or click “Register Now” for first time users.
4. If your email address IS in our system, you will receive an email from PropertyWeb@propertyboss.com that will give you a temporary password. Cut and paste the temporary password into the sign-on screen.
5. If your email address is NOT in our system, your request to be added to the HOA member login must be processed by RPM staff and we will contact you the next business day by email to inform you that you can access your account online.
6. After logging on the first time with the temporary password, the system will ask you to change the password to a permanent password.
7. You may now access the HOA Member Login.

The Member Portal will allow members to:

- a. View/change the contact and account information RPM has on file for you.
- b. Create new work orders or inquire on the status of existing work orders for your home (if applicable).
- c. Pay your dues or other charges online.

HOA members can use a VISA, MasterCard, Discover, American Express, Bank Debit Card (checking or savings) and bank account drafts to pay their dues or other charges online. RPM will charge a service fee in addition to the charges you owe. The service fees are:

Charging Method	Service Fee
Visa, MasterCard, Discover, American Express, Debit Cards	\$2.95, plus 3%
Bank drafts for checking/savings accounts	No fee in office, online fees may apply

EXAMPLE ONLY: THE AMOUNTS BELOW MAY NOT REPRESENT YOUR DUES AND SERVICE FEE AMOUNTS.

You want to pay your \$25.00 HOA dues online. If you use a Visa credit card, the total amount charged to your card will be \$28.79 (service fee of \$2.95, plus 3% of the transaction total).

You can also pay your dues with a credit or debit card at our office or over the phone. The same service fees above will apply. If you sign up for the recurring payment service on the website, service fees will apply.

If you would prefer to have your account automatically drafted by our office each month, there are no fees for this service. You must complete and return the attached draft form to establish this through our office.

You can access the HOA Member Portal via the www.russellpm.com website. For best display results, we recommend that you use Internet Explorer Version 8.0 or higher, Firefox, or Google Chrome. If you have any questions, please feel free to contact our office at 252.329.7368.

Thank you,

Russell Property Management