



## KINNEY MANAGEMENT SERVICES

2-10-17

Cottonwood Square and Commons owners

Dear homeowners and residents:

The newly elected board of 1-18-17 has informally met to review and discuss items brought up at the annual meeting and their own concerns. Highest on the list was property maintenance. They are finding that almost 50% of the properties have become rentals. With the rental's, they are also finding properties being abused with many tenants showing no regard for your home and the community.

Residents have shown disregard for dog waste in the community, loose dogs, improperly parked vehicles, trash and have even caused the police to raid homes over domestic and drug issues. The board and you as the owner would not want this to continue.

Having background checks done and listing the rental properties on the Kinney Management Registry is paramount. Keeping vigilant in taking care of your property will secure the future of your home's value.

Homes being neglected will be given violations with potential fines. All owners should look at the current conditions of your home regarding paint, windows, roof and driveway at minimum. A drive by to monitor your tenant's outward behavior would be greatly appreciated.

For future information please keep in contact at the new HOA website at: [www.cschoa.com](http://www.cschoa.com)

Sincerely,  
The Cottonwood Square and Commons HOA