

DATE: January 9, 2026

ANNUAL DUES NOTICE

2026 Westchester Hills Homeowner's Association Annual Dues \$250.00 **Payment Due Upon Receipt**

Make check or BillPay payable to WH HOA (Westchester Hills Homeowners Association)
Or send via Venmo @randyspaid or CashApp spaidrandy

Remit to: WH HOA Treasurer - Randy Spaid, 132 Westchester Drive, Macon, GA 31210

Please see 2026 budget below – approved at October 21, 2025 WH HOA annual meeting
Questions to: Randy Spaid, WH HOA Treasurer <478-955-5875 or spaid.randy@cox.net>

WH HOA - 80 lots	2026 Approved Budget
2026 Revenue \$250.00 per lot	\$20,000.00
January 1, 2026 Starting Balance	\$925.79
Predicted Expenses	
Corporate Registration - Georgia	\$30.00
Liability Insurance (Beach Group)	\$2,128.00
Entrance Maintenance: Mowing, Pruning, Flowerbeds, Pinestraw	\$8,900.00
Irrigation System Repairs	\$1,000.00
Macon Water Authority (entrance Irrigation)	\$850.00
GA Power	\$550.00
Webhosting	\$200.00
Camera Modem at Entrance (Cox Business)	\$672.00
Back Flow Preventer Inspection	\$225.00
Printing & Postage	\$300.00
Legal Fees Reserve	\$1000.00
Yard Sale Advertising	\$30.00
Social Committee & HOA Decorations	\$500.00
Honorarium to Church for annual HOA meeting	\$100.00
TOTAL EXPENSES 2026 predicted	\$16,485.00

ARTICLE V COVENANT FOR MAINTENANCE AND CAPITAL IMPROVEMENT ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of a Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments which may or shall be levied by the Association, and (2) special assessments, such assessments to be established and collected as hereinafter provided.