

**Canterbury Farms HoA Special Assessment**  
**Legal Fees incurred as a result of Zoning Amendment – ZA #3662**  
**Capital Improvements to Common Areas**

Dear Homeowner,

**Zoning amendment – ZA #3662**

As you may know, the Bennett property adjacent to Canterbury Farms was rezoned in December, 2014 from Agricultural District (A1) to Single Family Residential District (RES3). Early in 2014 it became known that the Forsyth County Planning Commission recommended permanent access roads to be cut into the Canterbury Farms Subdivision. The Canterbury Farms BoD became involved in the rezoning discussion in January of 2014. At that time it became necessary to solicit legal representation as we were not in favor of opening up Bayberry Drive and Walker Court to cut through traffic.

Over the course of the year our lawyers overcame some strident opposition from the developer but ultimately prevailed in our favor. Please see the attached final rezoning request. Please note the rezoning conditions pertaining to Canterbury Farms.

While we are relieved by this action on our behalf, we have some concern that this is just the beginning. Grading and construction has not yet begun. We have some concerns about water runoff, drainage and soil erosion. For that reason, we need to remain vigilant, and we need professional help.

**Capital improvements to the common areas**

In 2014 our budget included funds for capital improvements to the common areas. The tennis courts were divided and resurfaced. We now have one tennis court and one play area where there were two tennis courts. Additionally, the swimming pool was resurfaced and repaired in order to maintain the structural integrity of our investment. The total capital expenditure for both projects was \$18,500.00.

Due to the zoning amendment the Canterbury HoA incurred an unexpected legal expense of \$20,000.00. This expense has placed an extraordinary burden on our finances. For that reason we find it necessary to adopt a special assessment of \$113.50 on each household to cover the cost of the capital improvements. The figure is obtained by dividing \$18,500.00 by 163 (the number of households).

Please understand that the entire community received a benefit from the action taken by the BoD and our legal representative. There is no question that the value of our property and our quality of life would be impacted negatively if our streets were opened up to construction traffic and overflow cut-through traffic. Additionally, the entire community receives a benefit when our common areas are well maintained.

Please do your part to help our community remain viable. We need everyone to pay their annual HoA dues, and we need 2/3 of all homeowners to vote in favor of the special assessment. **The BoD will call a special meeting on Monday, April 30<sup>th</sup> at 7:00 pm at the Post Road Library for the purpose of taking a vote on the special assessment.** Your participation is important. There must be at least 60% of all the votes either in person or through proxy to be considered a quorum to conduct business on this matter. If you are unable to attend the meeting please sign the attached proxy form and return it to the address below. We need the revenue in order to open the pool and keep it open during the summer months.

Thank you for your support.

Canterbury Farms BoD

Canterbury Farms HoA  
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