



Kingsland Heights Homeowners Association

Professionally Managed by Goodwin & Company

Our Mission: To enhance the value of the communities where we live and work.

July 12, 2024

KAERUU CO LTD
7500 N Dobson Road Suite 300
Scottsdale, AZ 85256

NEW Account number: **679487**
Current Assmt Rate/ Freq: **\$450/Annually**

Property Address: 4028 Silver Linden Lane

Dear Property Owner:

We are pleased to announce that the Board of Directors of the Kingsland Heights Homeowners Association recently appointed Goodwin & Company as its new managing agent effective August 1, 2024. We are grateful for the opportunity to serve your community and look forward to meeting you soon.

As your managing agent, we will be providing your Association with a comprehensive management program to support the operation of your community. Our services include site visits to ensure the aesthetic appearance of the property is maintained, oversight of vendors, financial management, collection of association assessments, and supporting your volunteer Board of Directors in carrying out the objectives of the community. We are also excited to introduce online tools designed to foster better communication for all.

Holly Manuszak, your new Community Manager, will serve as your primary point of contact for community related matters. For your convenience, we will also be introducing TownSq ("Town Square"), our online and mobile application, which offers a variety of helpful tools and resources to enhance communication amongst community members and our management team.

YOUR NEW ACCOUNT # IS: 679487

ACCOUNT BALANCE/CREDIT: Any balance or credit on your account with prior management as of July 31, 2024 will carry over to Goodwin. Balance or credit information for each account should be received from the prior management company in mid-August. Any owner with a prepaid credit or past due balance will receive a statement in August reflecting this balance.

PAYMENT INSTRUCTIONS: For your convenience, we offer several ways to pay your association dues. Payment instructions are enclosed for your review.

BILL PAYMENT SERVICES: If you use a bill payment service that automatically makes payments for you, please change the name of the payee and the address for payment to the PO Box address listed in the enclosed payment instructions. We apologize, but your service will not allow us to make the change for you.

Enclosed is a list of frequently asked questions to aid in answering your questions. Please do not hesitate to reach out to us should you have any questions. We sincerely appreciate the opportunity to serve your community.

Sincerely,
The Goodwin & Company Team