

December 9, 2024

Dear Wild Horse Homeowners Association's Owners,

We are very proud to announce that your Board of Directors has selected Premier Property Services to assume the management duties for the Wild Horse Homeowners Association. The management transition to our company is official on January 1, 2025. The goal of Premier Property Services' Management Team is to provide your community with professional, experienced, effective, and responsive community management. Welcome!

COMMUNITY MANAGER: Starting January 1, 2025, please feel free to directly email or phone your dedicated Community Manager, Chelsea Draper, CCAM, at chelsea@premierpsinc.com or 707-581- 9881, with any questions or concerns regarding your Association. Our Team is also available to assist you Monday through Friday from 9:00 am to 5:00 pm by calling 707-544-2005.

DUES PAYMENTS BEGIN JANUARY 1, 2025: Assessments (monthly dues) are due on the first day of the month. We are opening new bank accounts at our partner bank, Heritage Bank of Commerce. Please make your January payment of \$208 payable to Wild Horse HOA. Please be sure to put your UNIT # on the check and **mail it in the enclosed, stamped, self-addressed Heritage Bank envelope AFTER THE FIRST OF JANUARY**. No late fees will be assessed during the month of January. Please see the attached Assessment Payment Options form which lists the four different payment options that are available to you beginning February 1st.

INFORMATION: We have transferred the data from your current management company into our database. However, we need to confirm that the information is correct. Please complete and return the enclosed ***Owner Information Form*** so that your information is current. If you have a tenant, please complete this information also. Note, there is an option to "Opt-Out" of inclusion in the HOA Membership List (if one is requested) whereby each Owner requests that their name and contact information be withheld.

EMAIL AUTHORIZATION: To elect to receive Association communication via email, please complete and return our ***Email Communication Authorization*** form. While many of you have already signed up for e-consent, it is helpful to have each resident fill out this form that our company uses to allow us to communicate with you via email rather than via physical mail. The email approach is quick, convenient, earth friendly and saves our Association money in supplies and postage. Your participation in this program is appreciated. If you have previously elected to receive your communication via electronic means – that preference will not change.

EMERGENCIES: An Association Manager is on-call 24/7/365 at Premier Property Services to address HOA related emergencies. The emergency number is **707-456-6049**; the answering service will take your information and relay it to the Manager on-call who will respond. If you have an emergency during the day, please call the office at **707-544-2005**.

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ACCOUNTING QUESTIONS: Should you have any accounting questions, please contact our Accounting Department at 707-544-2005 Ext. 18, or email at jody@premierpsinc.com.

Your Board of Directors would like to recommend that all residents authorize Direct ACH payments.

PLEASE USE THE ENCLOSED, STAMPED, SELF-ADDRESSED ENVELOPE TO RETURN THE FOLLOWING AS SOON AS POSSIBLE (please do NOT include payments):

- ASSESSMENT PAYMENT OPTIONS FORM**
- AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH FORM) STARTING JANUARY 1st, 2025 or LATER (if you prefer this method of monthly dues payments)**
- OWNER INFORMATION FORM**
- EMAIL AUTHORIZATION FORM**

PLEASE SEND YOUR DUES PAYMENT FOR JANUARY IN THE SMALL

ENVELOPE MARKED

**HERITAGE BANK OF COMMERCE
C/O Premier Property Services
P.O. Box 90066
San Jose, CA 95109-3066**

We look forward to the opportunity to serve you and your community! Sincerely,

Carol Rogers

Carol Rogers, CCAM

Senior Community Manager

Transition and Transaction Coordinator

Email: carol@premierpsinc.com

Direct: [707-596-9839](tel:707-596-9839) | Office: [707-544-2005](tel:707-544-2005)

Chelsea Draper

Chelsea Draper, CCAM, PM,

CMCA Community Manager

Email: chelsea@premierpsinc.com

Direct: [707-581-9881](tel:707-581-9881) | Office: [707-544-2005](tel:707-544-2005)

Enclosures