

The Landmark

215 Piedmont Avenue, N.E.
Atlanta, Georgia 30308

November 1, 2022

TO: All Landmark Owners

FROM: Yali Lu – HOA President

Dear Community,

It has been almost a year since I was elected to be the President of Landmark HOA; thank you all for your support and faith; I would like to update you on a few milestones in progress in our fabulous Landmark this year.

- 1, FINALLY - An online payment portal to save your time and less stress.
- 2, FINALLY - A new boiler system that we no longer suffer no hot water risk.
- 3, FINALLY – We started to renovate our floors, starting from the 19th floor, and more to come shortly.
- 4, Exciting - now the HOA includes your internet. The Landmark is one of the very fewer buildings in Atlanta that truly includes ALL your utilities.
- 5, Exciting - the elevator has been in great shape, with no breakdown, for the longest time!
- 6, FINALLY - an up-to-date Website holds all updated information needed, such as your unit SF and HOA dues. No more missing or aged information.
- 7, **FINAL BUT THE MOST IMPORTANT** - we have lowered our operational cost by \$170,000 from last year. This set us a great foundation to build up our reserve.
- 8, A GREAT FUTURE – the highest unit was sold recently, close to \$282 per SF!!! Compare this to \$210 from the previous year. A great indicator for our future property value.

The 2022 Annual meeting is coming up; I sincerely would like your continued support to vote us a solid team to continue the progress.

Please feel free to email me at yalilu68@gmail.com for any details.

I value your input and will address your concerns through the coming year better. I always welcome your suggestions and ideas to serve you better and make the Landmark a premier residential community to live.

Sincerely,

Yali Lu