

ZOAR ESTATES

Welcome!

Welcome to Zoar Estates!

Congratulations on the purchase of your new home! This packet is meant to augment the information you received in the settlement process.

Enclosed please find an ACH letter/form and a new owner questionnaire. Your semi-annual association assessments can be automatically withdrawn from your bank account via the ACH process which we offer free of charge. The questionnaire either confirms or corrects the information we received about you as part of the settlement process.

The community does have an amenity area. We hope you found this prior to purchasing your home and perhaps it was a factor in your purchase. The area consists of a basketball court, picnic area and tot lot.

If you are planning any changes to the outside of your home, please refer to the regulations in the Declaration of Covenants and fill out/submit the enclosed ARC Request Form prior to making any changes. This will be reviewed to ensure compliance with the community rules and then you will receive approval for your project typically within 10 days.

If you should have any questions, please don't hesitate to contact our office.

Sincerely,
Doug Nichols
SeaScape Property Mgmt., Inc.
dnichols@seascapepm.com
302.645.2222



Creekside Plaza
32566 Doc's Place
Suite 5
Millville, DE 19967
302.539.3600



Nassau Commons
17563 Nassau Commons Blvd
Suite 3
Lewes, DE 19958
302.645.2222

Community Information



Creekside Plaza
32566 Doc's Place
Suite 5
Millville, DE 19967
302.539.3600



Nassau Commons
17563 Nassau Commons Blvd
Suite 3
Lewes, DE 19958
302.645.2222

**Zoar Estates HOA
New Owner Questionnaire**

Owner Questionnaire

Lot # _____ Date Questionnaire Completed _____ Community _____

Name (s) _____

Community Street Address: _____

Mailing Address _____

Phone: Home _____ Cell _____

Work _____ Fax _____

Email _____

Circle One: Year Round Home Second Home Rental Unit

Do you agree to receive Association correspondence and invoicing electronically? Yes No

May We Publish Your Phone Number and E-mail Address In a Community Directory? Yes No



Zoar Estates ARB Application

Name _____

Zoar Estates Address _____

Phone _____ Alt. Phone _____

Mailing Address _____

Type of Alteration / Construction

Deck Shower Fence Shed Addition Landscaping

Other (Please Explain)

In order to ensure your application is complete please answer the following:

Have you reviewed the Zoar Estates ARB Guidelines? Yes No

Have you supplied a plot diagram with your application? Yes No

Have you clearly marked the setbacks on this diagram? Yes No

Have you supplied a specific list of materials to be used? Yes No

Have you supplied a brief description of the completed project? Yes No

All submitted materials become the property of Zoar Estates. They will not be returned.

After approval, an "Approval Certificate" must be displayed in plain sight until all work is completed and reviewed by the ARB.

Any alterations must be approved by the ARB prior to their being acted upon by the resident or their contractor.

Please Mail the Completed Application Along With All Applicable Plans to: SeaScape Property Management
P.O. Box 1761
Millsboro, DE 19966



Creekside Plaza
32566 Doc's Place
Suite 5
Millville, DE 19967
302.539.3600



Nassau Commons
17563 Nassau Commons Blvd
Suite 3
Lewes, DE 19958
302.645.2222

ACH Payment Set – Up

If you would like to utilize ACH for payment of your Association dues please complete the enclosed form and return it to our office. You can mail it to the address above OR fax it to 302-645-1292. Once we have received the signed form, we can complete the setup of your account and link to your checking or savings account via the online ACH system.

A few things you should know...

- ☞ Please send a copy of voided check.
- ☞ Dues will be transferred from your account on the 10th of the month they are due. If for some reason you need to cancel a scheduled payment, you MUST notify our office in writing by the first of the month as the payments are automatically scheduled and it takes time to modify the system to postpone or cancel a payment.
- ☞ The authorization you are returning to us is valid until we receive written notification to cancel the ACH service.
- ☞ Those who utilize the ACH system WILL still receive an Invoice for their payments. This will simply serve to remind you that the ACH will be occurring.
- ☞ You are responsible to ensure that funds are available in your account on the scheduled transfer date. You will be held responsible for all associated fees from your bank, SeaScape and the HOA bank resulting from an ACH denial.

Should you have any questions, please feel free to contact our office. We would be happy to answer any questions or concerns you may have.

Truly,

Chris Nichols
President, SeaScape Property Management



Creekside Plaza
32566 Doc's Place
Suite 5
Millville, DE 19967
302.539.3600



Nassau Commons
17563 Nassau Commons Blvd
Suite 3
Lewes, DE 19958
302.645.2222

AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)

Community: _____

Name(s): _____

(Please Print)

Property Address: _____

I (we) hereby authorized SeaScape Property Management, hereinafter called COMPANY, to initiate debit entries to my (our) Checking Account/Savings Account (select one) indicated below at the depository financial institution named below, hereinafter called DEPOSITORY, and to debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law.

Depository Name: _____ Branch: _____

City: _____ State: _____ Zip: _____

Routing Number: _____






Account Number: _____

This authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

Signature: _____

Date: _____

Note: Debit authorization must provide that the receiver may revoke the authorization only by notifying the originator in the manner specified in the authorization.

-  Please send a copy of voided check.
-  Dues will be transferred from your account on the 10th of the month they are due. If for some reason you need to cancel a scheduled payment, you MUST notify our office in writing by the first of the month as the payments are automatically scheduled and it takes time to modify the system to postpone or cancel a payment.
-  The authorization you are returning to us is valid until we receive written notification to cancel the ACH service.
-  Those who utilize the ACH system WILL still receive an Invoice for their payments. This will simply serve to remind you that the ACH will be occurring.
-  You are responsible to ensure that funds are available in your account on the scheduled transfer date. You will be held responsible for all associated fees from your bank, SeaScape and the HOA bank resulting from an ACH denial.

