

PERSATUAN PENDUDUK TAMAN PUCHONG HARTAMAS, FASA 1

(Registration No. 1181-07-SEL)

No. 30 Jalan PH2/1, Taman Puchong Hartamas, 47100 Puchong, Selangor Darul Ehsan

To	All Taman Puchong Hartamas Residents
From	N. Ramesh. Acting Chairman, Puchong Hartamas Residents Association (PHRA)
Date	7 th December 2009
Subject	Security Services Management Fees

Dear All,

We are glad to announce that the response from residents in the ongoing collection of security management fees has been very encouraging indeed. Monthly closing accounts will be posted shortly. At the rate of support, the PHRA is confident we will begin to see many improvements needed to ensure Puchong Hartamas becomes the ideal neighborhood we are supposed to be.

The PHRA would like to announce the following:

1. For arrears in fees before 31st October 2009 (which includes balances due to PHRA/residents), FDSB had suggested an escrow account to protect the interest of PHRA/residents. However, since an escrow account could be cumbersome and incur additional legal cost, PHRA agreed with FDSB to do away with it. Instead, all arrears collected will be deposited into PHRA bank account. All individual residents' balance details have been handed over to PHRA for this purpose and as part of the assignment of rights under the Supplementary Agreement. The confirmation letter from FDSB is attached.
2. PHRA will from now issue monthly statements to individual residents that show current fees (from 1st Nov. 2009 onwards) and arrears (if any) before 31st Oct. 2009.
3. FDSB will immediately transfer to PHRA any advanced payments paid by any residents.
4. Deposits from residents who have no arrears as at 31st October 2009 will remain as deposits. Residents who paid additional RM150 deposit to PHRA after 1st Nov. 2009 will either be refunded or converted to 3 months advanced fees at the option of the respective resident. PHRA will cease to collect new 3-month deposits.
5. Residents with arrears more than RM150 as at 31st Oct. 2009 are required to pay the difference to update their account; the RM150 will remain as refundable deposit.
6. The PHRA has produced two types of vehicle stickers. One type will be given free to residents (two per household) and the other will be sold (RM10.00) to regular visitors of Puchong Hartamas. The vehicle stickers will be given out shortly.
7. In view of the above, PHRA will be setting up a booth at the Puchong Hartamas playground from 10.00 am to 5.00 pm this (Sat. 12th/Sun. 13th Dec.) and next (Sat. 19th/20th Dec.) weekend. Residents are invited to come personally to check and update their accounts.

PLEASE DO TRY TO SHOW UP BECAUSE YOUR COMMITTEE MEMBERS ARE SACRIFICING PERSONAL FAMILY TIME FOR ALL OF US.

8. Thereafter, payments can still be made as usual to Ms Angela Tan at No.11, Jalan PH 2/5 (telephone: 016-2301132 and E-Mail: angelatan1132@yahoo.com)
9. Once again, the PHRA can only succeed for YOU with YOUR support! As residents, we have to do our part by giving constructive feedback and more importantly, keeping our monthly RM50.00 contributions updated.

Thanking you I remain,

Your Neighbor,

N. Ramesh
52, Jalan PH 2/2 (Telephone: 012-2210355)