

From: Madeleine Chanthalath madeleinegraceanne.334@gmail.com
Subject: Re: Stratford Station homeowner petition and Formal Budget/ Records Request
Date: December 2, 2025 at 2:44 PM
To: dstanton@smithdouglas.com, info@smithdouglas.com, accountingrequests@ghertner.com, email@ghertner.com, aseanchanthalath@gmail.com, rmartin@smithdouglas.com
Cc: dunn.tiffany@yahoo.com, abbie.mangum@gmail.com, topherdavison@yahoo.com, tommy@whitedfamily.com, ariana.cahoon@gmail.com, scottienicole2001@gmail.com, donnaroyhomes4u@gmail.com, 2012brittanypowell@gmail.com, jessicanato@gmail.com, ChaddDLin@gmail.com, absolutepower09@gmail.com, loriashley406@gmail.com, ingrid.e.watts1211@gmail.com, ktherine.russel@gmail.com, hrussell882@gmail.com, matthall2344@gmail.com

I sent

I

This is a formal notice that homeowners are still waiting for the documents requested, and your lack of response is unacceptable.

Please **verify** that you received the original request and are processing it.

Please provide full budget documentation and supporting records within 10 business days of today, by 12/16.

If we do not receive confirmation of receipt AND the required documents by the deadline, we will move forward with **legal action** to obtain financial transparency and enforcement.

Please confirm that you received this email.
 We hope to hear from you soon.

Madeleine and A'Sean Chanthlath (On behalf of Stratford Station homeowners)
 338 Cannonbury Dr. Lebanon, TN 37087
madeleinegraceanne.334@gmail.com aseanchanthlath@gmail.com

On Mon, Nov 24, 2025 at 2:40 PM Madeleine Chanthalath <madeleinegraceanne.334@gmail.com> wrote:
 Dear Ghertner and Co. and Smith Douglas homes,

I am submitting the attached Stratford Station Budget Transparency request PDF, which outlines the full list of financial questions, documentation requests, maintenance concerns, and statutory/CCR/Bylaw citations referenced by homeowners. This packet has been prepared and consolidated all discrepancies and required information in one place for review.

I have also attached:

1. The homeowner petition, which has been signed by more than 25% of Stratford Station homeowners.
2. A link to the official petition; for reference and verification, <https://c.org/9qPZPnhg28> and a pdf showing all official names of those who have signed.
3. Any supporting photos or evidence referenced in the packet.

The petition formally requires the Association to schedule a special meeting, as provided under Bylaws Article II, section 4, and the enclosed PDF details the specific items homeowners expect to be addressed, including:

- Budget discrepancies between collected dues and published expenses
- Double budgeting concerns
- Landscaping contract questions
- Reserve funding clarity
- Working capital fee explanation
- Mid-year assessment allocations
- Townhome vs. single family financial structure
- Documentation required under Tennessee law
- Maintenance and ADA/FHA compliance issues within common areas

Please confirm:

1. Receipt of the attached documents,
2. The scheduled date for the mandatory special meeting, and
3. When homeowners can expect the requested financial and governance records.

All items in the PDF are being submitted in good faith for a proper purpose under Tenn. Code Ann. (§)48-66-102 and applicable HOA transparency laws.

Thank you,
Madeleine and A'Sean Chanthlath (On behalf of Stratford Station homeowners)
338 Cannonbury Dr. Lebanon, TN 37087
madeleinegraceanne.334@gmail.com aseanchanthlath@gmail.com