

## **Beebe Ranch HOA**

c/o J&M Management

(Mailing address) 17404 Meridian East, Suite F – PMB 171, Puyallup WA 98375

Office phone: 253.848.1947 ext. 123, Email: [jbyroads@JandMManagement.com](mailto:jbyroads@JandMManagement.com)

April 4, 2025

Dear Homeowner,

We are J&M Management, and we have been contracted to perform Property Management services for the Beebe Ranch HOA. As your liaison to the Board of Directors, we work closely with them to assist with all aspects of the day-to-day operations of the Association. We are your primary point of contact for dues collection, common area maintenance, covenant compliance reporting, and covenant enforcement.

Our goal is to ensure that every homeowner feels welcome while maintaining the standards that make the community a beautiful place to live.

The Beebe Ranch HOA annual assessment is \$780.00 per lot and is due on or before July 1, of each year in which the assessment is made. Please note that this is not a statement of dues, but rather for your informational purposes. An official invoice will be mailed prior to the due date. Our team will also work closing with the CPA, who will continue to issue the annual invoice via QuickBooks. Payments can be made directly through the information provided by the CPA, or you can pay online via our website at [www.jandmmanagement.com](http://www.jandmmanagement.com), or by mailing your payment to:

Beebe Ranch HOA  
c/o J&M Management  
17404 Meridian E  
Suite F-PMB 171  
Puyallup, WA 98375

We hope you find this information helpful. Please do not hesitate to contact us if we can provide additional information or assistance.

Sincerely,

*Jennifer Byroads*

Jennifer Byroads  
Account Manager