

S.A.S.O. NEWSLETTER

NEWSLETTER | produced by | HOA Board of Directors (BOD)

CCR Enforcement

The HOA is limited in our ability to enforce our own Covenants, Conditions, and Restrictions, which are designed to protect our property values. (Pg 1)

Rats!

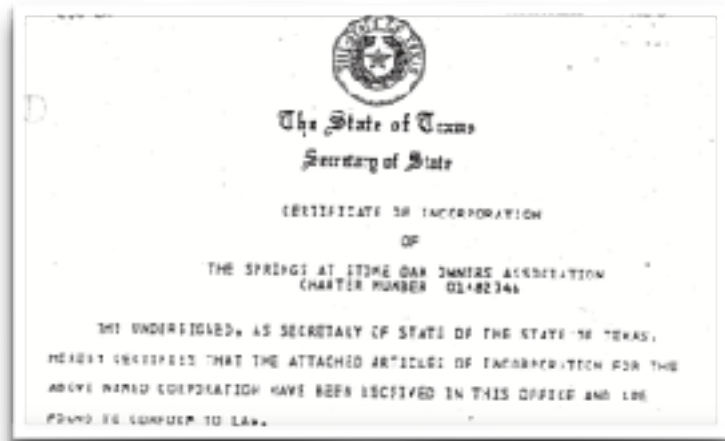
At our recent HOA BOD Quarterly Meeting, residents and the BOD discussed concerns of rats in our neighborhood. (Pg 2)

Our Playground

The BOD is facing serious concerns of safety and liability due to the condition of our aged and rotting playground. (Pg 2-3)

New Trees!

Thank you, dear resident! Thirteen Red Oak saplings, were planted at the park to shade our grass. This project was donated to the HOA in memory of our beloved residents Tom Ryan and his dog Chuck.



CCR Enforcement

Our Declaration of Covenants, Conditions, and Restrictions (aka CCRs) created by the HOA's founding organization failed to "declare" that the HOA's BOD could impose fines on residents who continually violate the CCRs. In order for the BOD to be authorized to fine a resident, an amendment to the Declaration is required. An amendment can only be achieved by approval vote of two-thirds or more residents. Fines are not designed for occasional, nor for minor violations. The intent of the BOD would be to fine residents who refuse to abide by our CCRs, and only after several notifications have been made. In our ByLaws, we have strict guidelines that we must follow in order to impose a monetary fine. These guidelines also require that violators are provided (in most cases) time to "cure" their violation. In such an instance, failing to "cure" a violation would allow the board to escalate by use of a fine.



Completed Projects:

- Marquee Refurbishment
- Gate Refurbishment
- Irrigation Repaired and Running
- Entrance Lights (sign) repaired, Park Light Pole repaired

Projects in Consideration or Pending:

- Front gate entrance/exit lane LED lighting, entrance sign lights conversion to LED, Park security and aesthetics
- Security Camera (entrance/exit lanes at the gate)
- Mailbox and pedestal refurbishment (3 clusters) - pending
- Speed limit sign poles repainting - pending



Rats!

Yes we said it, we have rats in the neighborhood! This is not surprising, as many neighborhoods located along a greenbelt will always have rats, snakes, and other vermin. We bring this issue to your attention because we are asking residents to please consider side effects of using poison to rid your yard of rats. Poisoned rats could run off and end up dying in other yards where your neighbors could be burdened or worse - their pets could become ill or die from exposure or ingestion. Poison could also have negative effects on natural predators of rats, and our precious ecosystem. Please do what you think is best to protect your home, but please consider your neighbors and your environment as well.

Our Playground

The images in these photos are examples of rotten wood at our playground that potentially compromise safety, create liability for our HOA, and compromise our property values.

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The BOD and residents recently discussed this concern, and the BOD has determined that we must demolish and remove our playground as soon as possible. It was installed circa 1998 and we believe we've gotten our money out of it, and that repairing it is not a feasible/affordable solution.

The consideration for all of us is that once we remove it to reduce safety concerns and liability, will this make our neighborhood a less attractive subdivision for families interested in buying here? The problem we'll be facing is how to pay for a replacement playground. Modern commercial playgrounds are designed for safety and durability, so our goal would be to replace the playground with one that will have a lifespan of more than ten years, in order to get our money out of it. From bids that were collected over the last year made by local professional playground companies, the cost will be a minimum of \$30K and could reach \$50K.

POSSIBLE Payment Options using \$50K cost as an example (all options require approval by two-thirds of residents):

- HOA takes a loan: the goal would be to pay this off over a long term (i.e. 84 months) and ask each homeowner residence to pay a small monthly fee or annual fee for the term of the loan (i.e. \$50K loan = approximately \$100/year or \$8/month from each homeowner, per year for seven years).
- Homeowner Special Assessment Collection: residents would pay a one-time approximate \$582 to have the new playground installed.
- Combined Option (HOA Loan with HOA Funds used to match residents' contributions): HOA pays \$4,170/year out of our Reserve Fund, and residents pay \$48/year, for seven years.

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- HOA votes to **not** get a new playground: this is an option, but would run the risk of decreasing property values or making our neighborhood less interesting to families with kids, as most HOAs in the area have playgrounds.

What would we like to install? Why would it cost so much?

The BOD is looking for an affordable, durable play system that is built with today's safety standards. We're looking for a system that is warrantied, and requires limited upkeep (i.e. staining, resurfacing). Lastly, this playground will add value to our neighborhood, and that is our overall goal.

Commercial wood systems similar to what we currently have cost around \$30K, but may only have a ten-year warranty, and are made of wood which could also decay after ten or more years. If possible, the board would like to replace the current mulch floor with rubber strips, or rubber matting similar to the example picture above.



Going Forward...

- **CCR Amendment:** The BOD's intent will be to disseminate ballots to the residents with enclosed return envelopes. This will be accompanied by an explanation of the proposed amendment. The board may choose to hold-off conducting this vote at a future regularly scheduled or "special meeting".
- **Playground:** in order for the BOD to go forward with the Playground replacement, we will need an approval vote from two-thirds of the residents at a "Special Member Meeting" with a required "quorum" of 60% -or- 52 members attending in person or By Proxy. Failure to achieve quorum at the initial meeting, would then require quorum of 30% -or- 26 members' approval at a second meeting, and two-thirds member approval from that quorum. This meeting has not been scheduled yet but is intended for September, 2017.

If any resident has any suggestions or would like to provide constructive input, please email us at SpringsAtStoneOakHOA@gmail.com.

As always, please feel free to visit our community's website at: www.TheSpringsHOA.com to familiarize yourself with our ByLaws and CCRs, as well as gain other informative information for our neighborhood and local area.

