

Update for CCHOA Homeowners, Unimproved Lot Owners and Renters

Needless to say, this past year has been a very unusual and somewhat trying time for all of us here in our small neighborhood just as it has been throughout our entire Country. I hope you and your families have fared this time with little lasting harm and hopefully have gained a clearer sense of who and what you put your trust and faith in! We all experienced dramatic changes in our lifestyles and in many of our cherished liberties but we hope and pray that time will heal and our country will be able to re-establish these trampled liberties and the voices of doom silenced!

Our quarterly HOA meetings have, in traditional fashion, been attended by a small % of the property owners. Besides the normal business of the Board (approval of previous meeting minutes, financial report, review of old business, discussion of new business, Maintenance Report) we have continued to have very stimulating and emotional discussions during the “*electrifying*” Architectural Report and during Open Session. The old saying “*Oil & Water Don’t Mix*” comes to mind when I think of our Board meetings! Sadly, I have come to understand why *so few people* attend the regular meetings!

These heated discussions always have a common theme, that being the obvious vast differences of opinions regarding the apparent lack of Board actions on longstanding violations of the HOA Covenants and more recently about the Committee’s Approval of my Shop building!

During this last year our HOA has dealt with several issues some of which are normal recurring items and some which only occur every few years. I list a few below for your enlightenment:

- Located some of the property owners who had not paid their annual invoices for several years and the result was that we collected several long past due invoices;
- Several new liens were filed on recently delinquent property owners and several older liens were replaced with newer liens for continued non-payment of past due invoices;
- Communications with more recent Covenant Violators to encourage correcting of their violations;
- Hosted Community Social Event(s) in the Lower Park immediately following the HOA Meeting(s) that include Potluck BBQ’s with live music. Your Board believes the “Socials” can have a positive effect on our cohesiveness as a community! We definitely hope for ever- increasing attendance;
- Purchased a large 2nd hand wooden playground. Volunteers sanded, repaired, repainted and reassembled it in the lower park;
- Came up with the plan to change the Park access codes more frequently during the warmer months because of growing use of the parks by individuals and groups of non-property owners. This appeared to slightly decrease the unauthorized use, sometimes but not adequately. That suggests that some property owner or renter has given the gate code to friends and those people may have in-turn given the code to their friends. The Board has concluded that the gate security is not properly effective and therefore researched other means to make “sharing” access means more difficult and ways to discourage unaccompanied friends of property owners from entering and utilizing the Parks;
- Recently developed and approved a plan to convert access to lower park from keypads to wireless keychain FOB’s. Adding new gate with electrical gate operator (with wireless keychain FOB access) and fencing to discourage non-authorized pedestrian and vehicle access.
- Approved additional Signage on gates at both park entrances and placing No Parking signs on both sides of the Upper Park street approach.
- Will be obtaining the means and costs to buildup the pavement in front of the middle group of mailboxes. Currently is potted and depressed from vehicle traffic;
- Continued the “Chipper Day” program where the HOA rents a high capacity wood chipper and with volunteer help, brings the chipper to every home/lot where the owner requests its’ use to chip all tree branches that are placed at the street with the chips deposited back on the street easement for use as mulch by the property owner;
- Heavy Trash Program continued this past year. 2 ½ large trailers of heavy trash (items that are not supposed to be placed into our garbage dumpsters and are too big or heavy to handle) were taken to the Pipe Creek transfer station. This effort is completely handled by volunteers so those of you who are willing and able, please offer your muscle and time when the next program day is announced;
- Carrie mentioned that as a result of various water pressure problems during this past year, she contacted Aqua Texas and learned of their long-term plans to drill a 2nd well on our property to help with future growth in homes in our Association. Other problems have been: line breaks caused by shifting soil and expansive soil and; communications between the water storage, pressure boosting and disinfecting at the Plant and the water well. Originally connected by a “wired” interface and then supplemented with a wireless radio link, both have suffered some degradation in performance!

At this last HOA Meeting(1-16-21), I replied to a lengthy letter presented at the previous HOA Meeting(10-20-20). My reply addressed the many referenced Covenant Violations, some more recent and many that have been discussed for years with no apparent action by the various Boards. If you want to read my entire response, I would be happy to provide you with a copy. I made a few personal observations regarding Architectural Committee responsibilities and pointed out through example, that much of the Committee's evaluations of what constitute Covenant Violations are not clear black & white issues but quite subjective by nature and therefore require a Committee consensus on whether a complaint about a situation by a homeowner is reasonable. I opined on the subjects of: at what point the Committee and the Board should take action against a homeowner including:

- evaluating the effects on our community of a continued perceived violation being allowed to remain unremedied;
- how quickly and in what manner the Board should act (letter, description of violation, suggest possible solutions, allowed time frame for property owner to accomplish the remediation, etc);
- what to do if a property owner fails to remediate the violation within the stated amount of time;
- should the HOA notify the property owner that the HOA plans on filing a lawsuit with Bandera County to legally force remediation if the remediation is not completed within an additional amount of time that is stipulated in the letter;
- should the Board notify the Property Owner that there may be volunteers willing to help with the remediation work for those suffering physical and/or monetary constraints;
- should there be instances where the Board should grant a variance to the Covenant Violation for specific underlying circumstances;

I stated that our community has an appeal that is the result of its variation in architectural styles and finish textures and colors which to me are representative of the differences of the personalities of our members and that should be cherished by everyone in our community. I stated that I realize that home owners who live in homes completely hidden from street view might disagree with me on this point! It is my observation that such homeowners apparently revere their privacy and in some cases, don't seem to want everyday interaction with other homeowners!

I believe Life is not enriched but rather diminished through pure conformity to a common mandated behavior!

I would appreciate it if each homeowner would review their properties for conformance with the HOA Covenants, which are essentially the same as they were 35 years ago. If you identify one of the more "regular" violations that are brought up in HOA meetings,

- visible propane tank,
- visible open or closed Cargo trailer being stored on the property (excludes trailer used regularly for owners' job/business),
- visible abandoned or currently un-registered vehicles which have not been used for regular transportation,
- dead trees in need of removal,
- piles of rubbish that have been in existence for an abnormally long time and obviously not been tended to,
- Recreational Vehicles or Travel Trailers that are not garaged and that remain visible from the street or road,

then consider making an effort to correct that/those violation(s), knowing that there are volunteers willing to help you make those corrective actions. Please send me (via Carrie) an email if you think but are not sure if you have a violation and I would be pleased to discuss the matter with you.

Choosing not to comply with Covenant Violations creates difficulty for your HOA Board to do its job and has created much animosity within the community and that is not a good thing!

With best regards,

John R Suttles
CCHOA President 2019-2021