

July 22, 2022

Re: Letter to Homeowners from Board

Dear Homeowner,

We would like to provide you with an update regarding the Auburndale Homeowner Association (AHOA).

First, we want to thank everyone for your informal comments and feedback received over the past few months. Your voice is important, and it will impact the direction and success of the Association. Based on what we've heard, we have prepared an updated Frequently Asked Questions (FAQ) document that is now posted on our website (go to the "About" tab and scroll down to "Questions"). We encourage everyone to review the document and let us know if there are additional questions you would like for us to address, or if any of the answers provided need additional clarification.

In this update, we are going to address three key areas:

1. Priorities
2. Committees
3. Neighborhood Improvements

### **PRIORITIES**

In February 2022, our homeowners assumed control of the Association from the developers. The new Board, homeowners elected by homeowners, is mindful that we are creating precedent with many of the decisions being made, and we are committed as fiduciaries to act with integrity, consistency and transparency.

Ideally, when the homeowners assumed control of the Association, we would have a game plan in place that is well documented, easy and intuitive. All homeowners would understand and agree to the rules, and we would all have the same perspectives on our priorities. Unfortunately, that is not what we inherited. We have worked with our management company to understand how the AHOA operated before the transfer to the homeowners, and we are striving to document and communicate decisions.

Going forward, our priority as a Board is to solicit your feedback and to help establish an Association that meets the needs of our diverse neighborhood, while maintaining property values and a high quality of life for all homeowners.

### **COMMITTEES**

Our Association currently has only one standing committee, the Architectural Control Committee (the ACC). Our DCCR requires this Committee to have 3-5 members. To date, Mr. Paul Broussard has served

as the only member of the Committee, and we now need two additional members. If you would like to join this Committee, please complete the attached application and send it to our management company. If you have questions about the role of the ACC, feel free to contact the directors by email.

We have received feedback from homeowners asking how they can participate in the Association. We believe it is important to do a few things well rather than try to do too many things and lose of our focus and your interest. With this in mind, we would like to pursue only three new standing committees at this time. Each committee will have a Board member as ex officio (non-voting) member to act as a resource. Each committee will need to prepare a charter regarding what they wish to achieve. Here are the new committees:

#### Social Committee

Proposed goal is to serve the neighborhood by considering various social activities. Examples of what this committee may want to pursue could include:

- A holiday “open house”
- Halloween Party
- Progressive dinner
- “Know your neighbor” initiative
- “Welcome wagon” for new homeowners

#### Landscape and Yard Committee

Proposed goal is to serve the neighborhood by recommending to the Board details of what should and should not be in the neighborhood landscapes, and consideration of strategic beautification initiatives, such as the adoption of native draught resistant and low maintenance plants, and improvements for the common areas.

#### Communication Committee

Proposed goal is to facilitate honest and timely communication, and to make recommendations to improve the HOA website. A periodic newsletter may also be a consideration for this committee.

#### Other Considerations

In addition to the new standing (ongoing) committees described above, we would like to create an ad hoc (temporary) committee to help the board with next year’s budget and the adequacy of the current annual fee. With the transfer of the Association to the homeowners, and with inflation now having an impact on many of our expenses, we need to review the current annual fee and ensure that we have adequate funds to achieve the Associations goals as well as to establish an emergency fund for unanticipated costs going forward.

If you have an interest in any of the proposed committees, or ideas on other HOA activities or initiatives, please contact one of our Board members.

### **NEIGHBORHOOD IMPROVEMENTS**

As most of you know, we have a great community. It is great because of the diversity of cultures, thought, representation of all the generations and homeowners who (post pandemic) are eager to

contribute. At 235 homes, we are large enough to have an impact locally, but small enough to embrace necessary change. It also helps to be a new community in a growing county with home values on the rise. But there are always improvements to be made. Some cost and some do not.

The Board is going to publish more detail on issues that come up frequently. You will have improved guidance on how to conceal your trash and recyclable bins, and possibly a vendor directory for vendors recommended by fellow homeowners. We have made repairs to the stonework at the gazebo in the park, we are working on new signage at the park, related to safety and courtesies (such as caring for your pets while on walks).

The Board has a meeting scheduled for July 26, and you are invited to attend. Our annual homeowners meeting will be in November, and it will give everyone an opportunity to speak and provide feedback.

We know we don't have all the answers to meet every question that comes up. But if we work as a team, for the common benefit of the neighborhood, we will achieve our HOA goals for a safe and prosperous community, while also enjoying the opportunity to make new friends.

Thank you again for all your support, and please, do not hesitate to provide feedback. ALL feedback, good and bad, is appreciated if it's given in good faith.

Sincerely,

Rik Lindahl      David Laird      Matt Meyers

You are welcome to contact the Board via email

On the Auburndale HOA website, once you login to the site, the first page provides a link to email for the Board.