

Silver Springs Life

Presents

The
EXIT SURVEY

2019 CC&RS v.19 Rewrite

The following report represents the results of an independent survey of Silver Springs homeowners following the 2019 CC&Rs rewrite vote.

It was an effort by SSL to help owners and BoT members gain some perspective on the issues surrounding the CC&Rs.

This survey was not requested, supported, encouraged nor sponsored in anyway by the SSSFHOA.

If you contributed to the survey...Thank You!

If you are a SSSFHOA board member... we hope this helps.

Editor@SilverSprings.Life

February 9, 2019

Question #1:

HOW DID YOU VOTE?

Question #2:

WHY DID YOU VOTE, OR NOT VOTE, THE WAY THAT YOU DID?

Text Block:

6 questions - 4 minutes - that's all we ask*...This is an independent SSL survey. Every survey will be read, your comments shared with the HOA Board Members, and ultimately your feedback will help to guide our community going forward.Note: Survey results will be shared with the community on the SSL website....your name will not .Thank you!SSL* ...please only take survey if you are a current homeowner in Silver Springs

1*** How did you vote? ♦**

Answer	0% 100%	Number of Responses	Response Ratio
YES		12	28.5%
NO		27	64.2%
I didn't vote		3	7.1%
No Responses		0	0.0%
		Totals	42 100%

2*** Why did you vote, or not vote, the way you did?**

	Number of Responses
View Text Answers	42

* Why did you vote, or not vote, the way you did?

42 Responses



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Answer	Respondent
I forgot to vote in time but I would have voted no due to the major changes such as the under drain \$\$ issue	Anonymous
Nothing egregious enough for me to vote no	Anonymous
Because I found that the Board was being very deceptive (and the attorney, Richards) in answering questions and presenting all the facts. They tried to hide certain critical issues from the owners, although unsuccessfully. Then they still ignored owners' concerns and barreled ahead anyway.	Anonymous
The CC & R's should have been scraped rewritten in a very simple matter.	Anonymous
If you read the Board and rewrite committee/underdrain committee Draft Version 19, then you don't need to ask this question. As G.H. wrote, "It should be trash-canned." Owner input was barely included.	Anonymous
New CC&R's seemed just as convoluted, just as strict, and somehow just as outdated as they were before.	Anonymous
Voted like my neighbors	Anonymous
Because I feel very strongly that a strong HOA is necessary to keep up the appearance of the area and maintain property values	Anonymous
not sure. I realized after I voted that the CC's did allow rentals of 30 days, which I wanted. But that info came out after I voted.	Anonymous
Too much controversy and worried about HOA having too much power.	Anonymous
<ol style="list-style-type: none"> 1. Under drains 2. Using the draft CCR's as approved and accepted to create "new" CCR's -- this is criminal, trying to slide through changes that were not approved, very deceitful! 3. 51% to 100% dissolution 4. 12 mo rental 5. Lying 6. Under drains (yes twice) 	Anonymous
Think the following questions will answer most of it but also feel like the trustees, management company, and/or lawyer(s) are trying to "relieve" the owners of their property rights.	Anonymous
Lack of info on the underdrains, feel the HOA is overstepping their responsibility concerning rentals.	Anonymous
Mainly due to under drain wording and future costs.	Anonymous
We did not want to "own" the underdrains. We did not want the one year minimum lease period. We did not want the dissolution percent at 100%. And mostly, we did not like the new attorney working on the "current HOA documents" which in reality were the unapproved version by the fired attorney.	Anonymous



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* Why did you vote, or not vote, the way you did?

42 Responses

Answer	Respondent
Primarily because it was revealed in mid January that the CC&R re-write increased the minimum lease period to one year while the board had represented all along that the CC&R re-write did not change the lease period minimum from the existing minimum lease period. That turned out not to be true. Also, 100% vote for something may not be reasonable.	Anonymous
The hand picked board of new residents did not represent nor understand the Silver Springs community. They bought into one side, one agenda as fed to them by the previous board, to forward their personal agenda. The current board completely ignored the communities questions and concerns and showed no respect, calling us apathetic. No way!!	Anonymous
We have been working on this document for years and I thought it best to support the boards efforts.	Anonymous
Lots of work done on this topic already. Felt that was worth accepting.	Anonymous
I would change it to NO only due to I think a one month rental is okay. In my opinion, it will in no way affect neighbors negatively if you rented your home for one month in the winter or summer when you traveled. Overnight or weekly rentals no. But one month, like it is now, yes.	Anonymous
We have to take responsibility for the under drains. Our neighborhood was built on a swamp, our home values are dependent on keeping our homes dry, and we already have legal responsibility as an hoa, whether we like it or not. The county will not maintain it for us.	Anonymous
Do not like the proposed CC&Rs. Am happy with the current CC&Rs. Underdrains should not be a part of CC&Rs	Anonymous
Had not PERSONALLY read and UNDERSTOOD every word of the proposed document. I have two pages of notes/questions after reading through Section 4.6...would have voted NO for a number of reasons. Underdrain System expansion on to my Lot without my explicit permission, requiring our fifth HOA attorney to begin with "Version 17", 100% to disband, etc.	Anonymous
Voted no because too many unanswered questions relating to the unerdrains issue. The homeowners should not have a 'cloud' over there clear title to property.	Anonymous
I need at least 4 days in my driveway with my RV at the beginning and ending of trips. I also would like to be able to request an extension up to 7 days if I need it maintenance.	Anonymous
Did not like some of the changes to existing CC&Rs. Mis representation of the facts by the Board in order to sway the vote. Create 3 separate documents: 1- for CC&Rs, 2 -for Arc Guidelines, & 3-CC&Rs	Anonymous
There were several things in this version of the CCRs that I find overly restrictive including: - Limitations on renting - 100% voting requirement to dissolve HOA - WAY over controlling on landscape and cosmetic aspects of yard/home - Lack of mediation/arbitration in legal matters	Anonymous
Didn't like many provisions	Anonymous
I appreciate the effort to re-write the CCRs. Obviously a lot of work. The board members worked hard and have a very tough job.	Anonymous
Still unanswered questions. Changes needed to be made.	Anonymous

* Why did you vote, or not vote, the way you did?

42 Responses



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Update

Answer	Respondent
<p>Generally, I believe that we are all responsible, caring humans, so increasing board oversight and power is unreasonable to me.</p> <p>See my response to the questions below for specific concerns.</p>	Anonymous
<p>Too many 11th hour disclosures were made. Specifically the 51% to 100% requirement to dissolve the HOA and the 1 month to 1 year minimum term of home lease. The HOA board lost credibility with me, and I no longer trusted any of their statements or assertions.</p>	Anonymous
<p>I support Hunt and Lucy's arguments. Too many to explain her with all the details. I want simply CC&R's, less control from the board, underdrains stay status quo, leases stay at 1 month, RV parking can be in driveways for at least 4 days if not longer like 5-6 days.</p>	Anonymous
<p>Two reasons: The current documents do not meet current laws and can be mis leading. Second, the current documents are amended so many times it is hard to determine the correct statements and the "old CC&Rs" are not searchable on a computer complicating finding the most current statements on an issue.</p>	Anonymous
<p>The board took what should be simple CC&Rs for a mature built out community and turned it into a 64 page over restrictive and uncumbering lawyer speak document that supports the HOA's all encompassing powers and I believe would it to be detrimental to our community and also to our property values going forward.</p>	Anonymous
<ol style="list-style-type: none"> 1. The CCR's need to be updated. 2. I do not want a few people to continue to incur massive legal fees at the homeowners expense. 	Anonymous
<p>Rental time period must be for minimum of one month, no limit RV in driveway too short 100% need to change laws to much Drains Have to be not in it</p>	Anonymous
<p>Under drains, lease agreements, board attempting to dictate and control the neighborhood. Homeowners are not apathetic, they are tired of the board having self interest(underdrains) and NOT looking out for the good of the overall neighborhood/community.</p>	Anonymous
<p>Too many items to pass that I did not agree with</p>	Anonymous
<p>Because the CC&Rs needed to be updated. That being said, since moving here I have seen numerous situations that are in conflict of the existing rules and the HOA appears to have done nothing about it. So we spent a lot of time and money on a document that will not get used much.</p>	Anonymous
<p>They needed up dated</p>	Anonymous
<p>I am in disagreement with sections 9.7, 11.7, 20.5, and 20.7 9.7 is totally unacceptable in any form or fashion. I am on record with my displeasure of the sterile nature of the prohibition of guests being able to park and use RVs for short period stays so 11.7 is unacceptable as written. 20.7 should be deleted in it's entirety.</p>	Anonymous

FEEDBACK SECTION

Owners have identified the following items as the ones of most concern during the vote. From a personal perspective, how would you rate these?

Note: These issues were brought to the attention of SSL by owners. They do not necessarily represent the views of SSL and are presented here primarily for purposes of facilitating discussion.







Question #3:

GENERAL CC&Rs ISSUES

From a personal perspective, how would you rate these items?

*** General CC&Rs Issues: From a personal perspective, how would you rate these issues?**

1 = Unacceptable , 2 = Concerned , 3 = Unsure , 4 = Close - Needs Work , 5 = Acceptable

Answer	1	2	3	4	5	Number of Responses	Rating Score*
Change of voting rule to dissolve HOA from 51% of owners to 100%						36	1.9
Legal Fees - HOA can collect from owner - Owner CANNOT collect from HOA						36	1.9
Lack of Mediation clause discourages mediation - promotes litigation						36	1.8
Lease Term change to 12 Month minimum from current 30 day minimum						36	1.9
Trust Issues w/ BoT, committees, or legal counsel: Ethical, procedural, misrepresentation or other						36	2.5
Did we miss an issue? ...please explain below						36	2.7

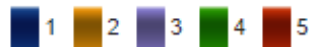
*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[View comments \(20\)](#)

Details

1 = Unacceptable , 2 = Concerned , 3 = Unsure , 4 = Close - Needs Work , 5 = Acceptable

Answer	1	2	3	4	5
Change of voting rule to dissolve HOA from 51% of owners to 100%	<u>22</u> (61%)	<u>6</u> (16%)	<u>2</u> (5%)	<u>3</u> (8%)	<u>3</u> (8%)
Legal Fees - HOA can collect from owner - Owner CANNOT collect from HOA	<u>21</u> (58%)	<u>4</u> (11%)	<u>8</u> (22%)	<u>1</u> (2%)	<u>2</u> (5%)
Lack of Mediation clause discourages mediation - promotes litigation	<u>19</u> (52%)	<u>11</u> (30%)	<u>4</u> (11%)	0 (0%)	<u>2</u> (5%)
Lease Term change to 12 Month minimum from current 30 day minimum	<u>24</u> (66%)	<u>3</u> (8%)	<u>2</u> (5%)	<u>4</u> (11%)	<u>3</u> (8%)
Trust Issues w/ BoT, committees, or legal counsel: Ethical, procedural, misrepresentation or other	<u>11</u> (30%)	<u>12</u> (33%)	<u>4</u> (11%)	<u>2</u> (5%)	<u>7</u> (19%)
Did we miss an issue? ...please explain below	<u>8</u> (22%)	<u>8</u> (22%)	<u>12</u> (33%)	<u>3</u> (8%)	<u>5</u> (13%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer		Number of Responses	Rating Score*
Change of voting rule to dissolve HOA from 51% of owners to 100%		36	1.9
Legal Fees - HOA can collect from owner - Owner CANNOT collect from HOA		36	1.9
Lack of Mediation clause discourages mediation - promotes litigation		36	1.8
Lease Term change to 12 Month minimum from current 30 day minimum		36	1.9
Trust Issues w/ BoT, committees, or legal counsel: Ethical, procedural, misrepresentation or other		36	2.5
Did we miss an issue? ...please explain below		36	2.7

Comment(s) for:

3

* General CC&Rs Issues: From a personal perspective, how would you rate these issues?

20 Responses



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Update

Answer	Respondent
They did not use the current CC&Rs to draft their rewrite. A former attorney used a template for a whole new document. Everything that occurred from that day forward only complicated the project and compounded the problems. Thousands of hours were simply wasted in the endeavor. That is a shame the attorneys (former and current) talked the Board into all of that. That is simply wrong and unacceptable.	Anonymous
If you read the Board and rewrite committee/underdrain committee Draft Version 19, then you don't need to ask this question. As G.H. wrote, "It should be trash-canned." Owner input was barely included in the re-writes. See New Owner CCR 2019 Version: https://www.silverspringscommunity.com/our-community/silver--springs-sf/admin-rules-re-write/ccrs-2019-home-owners-version/	Anonymous
DO YOU HAVE ANY COMMENTARY?	
overall, I think its our property and as long as we are not hurting anyone and being good neighbors I think its a bummer we have to have others telling us what we can and cannot do.	Anonymous
See above	Anonymous
under drain.	Anonymous
The residents should have been surveyed PRIOR TO the very first attorney being hired, and asked whether we even WANTED to remain an HOA and if so what needed to be updated.	Anonymous
The purpose of the "White Paper" was to summarize/highlight the most significant proposed re-write changes from the current ("as amended") CC&R's. Because the proposed (very significant) changes to the lease term minimum and percentage of membership vote to dissolve the HOA were not mentioned, the White Paper's (and Board's) credibility were diminished/undermined. That was really unfortunate give all the time, HOA money and effort put into the re-write process.	Anonymous
Hand picked board. Need to open up for community nomination, and have community vote for any and all issues. Transparency with the process, and to publicize the agenda prior to meetings, and NO votes held on items not listed as up for vote: ie: board cannot decide, because of a quorum of board members, to vote on an item if it is not listed as up for vote on the public agenda. This has caused endless issues with this current board.	Anonymous
Thanks for your time and efforts. I'm only concerned with the rental period. Neighborhoods FAR more valuable than ours, Park Meadows and Deer Valley, allow even short term rentals. I would hate to do anything negative to have our values negatively affected. I know we have a family neighborhood, but again, I do not think one month rentals hurt this in any way.	Anonymous
Expansion of Underdrain System...(see below). I hadn't taken a hard-line on the Lease Term issue until the BOARD admitted to their mistake...and I've learned over 60 plus years, where there's one mistake there's MORE. That is when I decided that I WOULD NOT VOTE until I had read the entire document, and even then, with no reference materials to support the proposed document. Also pissed me off watching three Board members snicker and laugh at a "new" neighbor's question via a conference call.	Anonymous



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Update

Comment(s) for:

3

* General CC&Rs Issues: From a personal perspective, how would you rate these issues?

20 Responses



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Update

Answer	Respondent
Time limit for RV parking to restrictive.	Anonymous
There is a clear lack of transparency between this Board and the Residents. The Board clearly had an agenda, perhaps created by previous Board. There is a lack of respect for long term residents.	Anonymous
Don't want under drains	Anonymous
Rules regarding home appearance are way too strict. We were forced to move a small hockey goal to our backyard. We were forced to build a \$600 fence to hide our garbage cans. We are not permitted to rent our house out for Sundance. I understand my neighbors don't want me to paint my house pink and purple and don't want a junkyard of broken down cars in frontyard, but can we just relax the rules a tiny bit? A small hockey goal in front yard is not going to reduce home values.	Anonymous
Too many items currently in the ARC guidelines moved into the CC&Rs. Makes it overly difficult to modify things in the future.	Anonymous
I believe the fist issue is incorrectly stated, as I believe the 100% requirement (law) takes precedence over the lesser %s stated. The law is more complicated than finding a statement that meets your desires ... hence the need to hire lawyers to untangle current law.	Anonymous
Drains no RV time in driveway too short	Anonymous
The architectural guideline should not be in the CCRs	Anonymous
How did Lucy Archer get our email addresses? I certainly did not give that nut job my email.	Anonymous
I am in disagreement with sections 9.7, 11.7, 20.5, and 20.7 9.7 is totally unacceptable in any form or fashion. I am on record with my displeasure of the sterile nature of the prohibition of guests being able to park and use RVs for short period stays so 11.7 is unacceptable as written. 20.7 should be deleted in it's entirety.	Anonymous



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Update

Question #4:

UNDERDRAIN ISSUES

From a personal perspective, how would you rate these items?

* Underdrain Issues: From a personal perspective, how would you rate these?

1 = Unacceptable , 2 = Concerned , 3 = Unsure , 4 = Close - Needs Work , 5 = Acceptable

Answer	1	2	3	4	5	Number of Responses	Rating Score*
Underdrain - Ownership; i.e., placement in CC&Rs instead of Rules						41	2.1
Underdrain - Unanswered questions; i.e., cost figures, extent of problem						41	2.2
Underdrain - Easements; i.e., use of County easements to maintain drains						41	2.6
Underdrain - New protections curtailing HOA rights to enter, damage property						41	2.7

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[View comments \(13\)](#)

[Hide Details](#)

Details

1 = Unacceptable , 2 = Concerned , 3 = Unsure , 4 = Close - Needs Work , 5 = Acceptable

Answer	1	2	3	4	5
Underdrain - Ownership; i.e., placement in CC&Rs instead of Rules	<u>22</u> (53%)	<u>6</u> (14%)	<u>6</u> (14%)	<u>1</u> (2%)	<u>6</u> (14%)
Underdrain - Unanswered questions; i.e., cost figures, extent of problem	<u>20</u> (48%)	<u>7</u> (17%)	<u>7</u> (17%)	<u>1</u> (2%)	<u>6</u> (14%)
Underdrain - Easements; i.e., use of County easements to maintain drains	<u>14</u> (34%)	<u>6</u> (14%)	<u>12</u> (29%)	<u>2</u> (4%)	<u>7</u> (17%)
Underdrain - New protections curtailing HOA rights to enter, damage property	<u>12</u> (29%)	<u>8</u> (19%)	<u>10</u> (24%)	<u>3</u> (7%)	<u>8</u> (19%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer		Number of Responses	Rating Score*
Underdrain - Ownership; i.e., placement in CC&Rs instead of Rules		41	2.1
Underdrain - Unanswered questions; i.e., cost figures, extent of problem		41	2.2
Underdrain - Easements; i.e., use of County easements to maintain drains		41	2.6
Underdrain - New protections curtailing HOA rights to enter, damage property		41	2.7

* Underdrain Issues: From a personal perspective, how would you rate these?

13 Responses

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Answer	Respondent
The new CC&Rs would have made the homeowners forever legally and financially responsible for anything having to do with the underdrains. Obviously, a handful of homeowners wanted this to permanently shackle our whole neighborhood to the underdrains. That's underhanded and was in bad faith. There are so many questions left unanswered about the underdrains.	Anonymous
The whole thing makes me SICK! I asked for a meeting to explain what the drain expert knows, and did not hear a word. My common sense tells me you guys have it all wrong!!!!	Anonymous
I don't want to waste my time even thinking about it, you guys did what you did. https://www.silverspringscommunity.com/underdrain-system/underdrains-page-during-2000-oct-2014/ https://www.silverspringscommunity.com/underdrain-system/UNDERDRAIN_SYSTEM_Homeowners_vs_Board_Dispute https://www.silverspringscommunity.com/wp-content/uploads/20-17-12-30-UD-flyer..pdf	Anonymous
The 1982 Agreement was never ratified by the Owners. Summit County considers the "responsibility finished." S.C. holds no mandate for SSSF or any of the twelve subdivisions in the MA to repair, maintain.	Anonymous
Not exactly sure what that last statement is saying.	Anonymous
If the underdrains are truly useful and essential, they should be maintained by the MASTER HOA. If this whole area needed the underdrains than the newer homes also benefitted from the drains being in place. Why should the streets a few houses west of mine be exempt? Seems to me if my house is going to flood from the drain failure so would the entire neighborhood, despite the arbitrary HOA lines.	Anonymous
We think a (written) analysis of the extent of problems/challenges and associated cost estimates to resolve those is the minimum that needs to be accomplished before a re-write of the CC&R's can be accomplished.	Anonymous
This needs to be a separate document, not part of the CC&Rs . This allows for changes and adaptations as needed. We do not need to own this. We do not need to replace this. No one has seen any information. What is in the famous binder? Has anyone seen the contents, it needs to be made public. The "you will have to wait and see" mentality is Not acceptable. Transparency and fact finding prior to any action.	Anonymous
We should keep maintaining and clearing the under drain. I'm 100% for this. Is it legal opinion that we should acquire more legal rights dictating that we are responsible? Perhaps this would be better left alone as it may open a legal can of worms later? Legal opinion is?	Anonymous
There needs to be a lot more information presented to homeowners before this system is shoved down our throats. There should be a short, Mid and long term understanding of the potential cost to maintain and manage this system.	Anonymous
I've stated all along that "that horse left the barn a long time ago" in terms of whether the HOA does or does not maintain it. (See "Bill and Bill Show" circa. 2006). I loved it when one of our Board members or Re-Write committee members stated that the on-going cost of maintaining the underdrains was \$11 per year per owner!!! NO ONE KNOWS...not even sell serving Bill...what a slippery slope! The HOA needs to minimize a liability that they should never have taken on...period!! Fake News...	Anonymous
Underdrains not an issue for me. I lack knowledge, so it seems reasonable to trust board is making the best decision they can in a difficult situation.	Anonymous
I just feel like I don't have all of the facts on this issue, so I lean towards how deciding based on how the underdrains affect my life day to day, which they haven't.	Anonymous
I dont see the need to change anything regarding the way we are managing the underdrains. Again, the last two questions are mis leading as I believe the easements and home owner rights are stated correctly, even though they are not explicitly stated in the current documents. Placement in the proposed CC&Rs only assures the home owner is aware of the HOA rights.	Anonymous

Question #5:

OF THE ITEMS IN THE TWO PREVIOUS QUESTIONS

How would you suggest those items be fixed? All suggestions and ideas welcome.

5 Of the items in the two previous questions, how would you suggest those items be fixed? All suggestions and ideas welcome.

View Text Answers	Number of Responses
	26

5 Of the items in the two previous questions, how would you suggest those items be fixed? All suggestions and ideas welcome.

26 Responses

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Update

Answer	Respondent
Tweak the document to an acceptable % and leave out the underdrains. Our area is not a hotel area please make sure we are not a BNB, VRBO, area continue to be a residential HOA where we know our neighbors if people want rental property they should buy in areas that are zoned for it. Maybe the wording should be homes can only be rented out on a short term basis twice in a calendar year.	Anonymous
Forget the underdrains. Let individual homeowners take care of problems!	Anonymous
Throw out proposed CC&Rs and use existing CC&Rs Create a separate document for under drains which can be adapted without changing CC&Rs.	Anonymous
Gather recorded documents (C,C&Rs, Amendments, Rule & Regulations)...SPEND MONEY and find a basis of agreement as to what the current status of our C,C&Rs are. Then, and only then, begin to bring them current as to State statute(s), etc. Then, and only then, begin to modify in a way that ALL owners can see (via redline) those changes that are being suggested. We NEED updated C,C&Rs...create a winner for most everyone! Get rid of the underdrain language and continue to deal with that on an "as needed" basis. I understand that some very intelligent neighbors feel as if our subdivision is going to float away...I don't think so! Buy a sump pump like most everyone else and DEAL with it! Create a document that will bring us together NOT tear us apart.	Anonymous
Leave the ownership of the underdrains alone. This is an issue with the original developer, not present owners.	Anonymous
Find out if there is any way to pass the responsibilities for water issues to individual homeowners	Anonymous
There should be a new under drain committee formed which involves broader support and input from the Community. The Underdrains need to remain, separate from the CC&Rs in order to allow for changes and modifications without tampering with the CC&Rs.	Anonymous
I am supportive of a rewrite of the CCRs but need to have the issues above addressed in a more equitable manner.	Anonymous
Remove HOAs liability	Anonymous
Can rules be relaxed? 1. I understand HOA doesn't want VRBOs, but how about we are allowed to rent our house out for a max of 2 weeks per year? I could even compromise with a 1 week max. Win-win? 2. I understand HOA doesn't want a junky house with bikes, balls, toys, jumpy houses and a thousand other items strewn about the front yard. How about we are allowed to have one temporary sports item in front yard? It might encourage some good old fashioned neighborly interaction that starts with kids and then continues with adults. Might help me get my kids off their screens and meet some neighborhood kids.	Anonymous

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Update

Answer	Respondent
I bought my house assuming minimum lease was 1 year but allowing a shorter term rental would likely bring more yes votes.	Anonymous
Using the existing CC&Rs to be compliant. Simplify, simplify, simplify.	Anonymous
The same way our documents suggest, "owner responsibility" beginning with July 1979 recorded Special Notice to lot buyers states. https://www.silverspringscommunity.com/wp-content/uploads/19-79-SpecNotice-E157606.pdf "NorthShore CCRs 2016: 4.18 Drainage: No Owner shall alter the direction of natural drainage on his lot. Nor shall any owner permit accelerated storm run-off to leave his lot without first using reasonable means to dissipate the flow energy." That is the entirety of what NorthShore has to say about their high groundwater, snow melt, and the additional flow they receive from SSSF's drainage into their subdivision. Also the State Water Engineer has ruled that no entity or person has the right to divert any kind of water flow without permission and a permit from his office. SSSF and their UD Committee do not have such a permit.	Anonymous
I know you have worked hard on the CC&R update. I think it is close to being ok. The rental should stay 30 days, dissolving HOA should stay at 51%, legal fees is a problem, and I don't completely understand the underdrains, but a map and all possible problems need to be better outlined.	Anonymous
Under drains - leave as it is, with association performing annual maintenance NOT TO TAKE OWNERSHIP	Anonymous
Start with approved CCR's (not from the terminated attorney) as a basis. Keep architectural issues etc in separate document	Anonymous
As a 29 year resident I had never heard of the underdrains until the last few years. I'm still not certain we have complete info on who "owns" them & who is responsible for their maintenance. The HOA should not take over a problem child if it's not ours.	Anonymous
Get a final legal opinion from the county on who owns underdrains.	Anonymous
See above re underdrains.	
If the board wants to pass the new HOA rules it should take out the controversial, divisive, sections and let those be debated and dealt with at a future date. I see no reason for a hurry. I'm sure the current board is sick of the whole issue.	Anonymous
1. Conduct a specific and isolated owner vote on the issue of the minimum lease term of one's home instead of lumping that into an overall re-write process. That would enhance the Board's ability to get a re-write accomplished down the road. The cost efficiency of an electronic voting system should make this feasible. 2. Provide a more articulate and understandable (written) explanation regarding mediation versus litigation process. That might enhance the chance of getting that issue resolved among the owners. 3. Re: Legal Fees. An owner should have a "reasonable" recourse against an HOA that has "unreasonably" caused damage to an owner. This issue needs work. 4. Re: trust of BOT. Continue to conduct owner surveys on issues of most concern and make results readily available to all owners. The more information, correctly summarized when appropriate, provided the owners, the quicker trust and confidence can be re-established. 5. Accurate White Papers are critical.	Anonymous
We need TRANSPARENCY. The current board does not represent the best interests of the community. They are unwilling to listen. They were hand picked new residents who were unfamiliar with the community and its history. The agenda they were told to comply with, and that only a "few" members of the community were in disagreement, lead to a complete division of our community. I propose that the current board resign. Elections held with members of the community volunteering to be members and a true fair election held. A new attorney versed in HOA not condo complex law, who is not biased. A basic CC&R doc that represents the community without harmful legal issues and land grabs. Separate Architectural guidelines and Underdrain maintenance guidelines which can be adapted on a basis or occurrence need. Published board agenda, which does not allow for voting on issues without the public being notified prior. No secretive BoT meetings, votes, etc-all needs to be public and transparent.	Anonymous

Of the items in the two previous questions, how would you suggest those items be fixed? All suggestions and ideas welcome.

26 Responses

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Answer	Respondent
<p>Personal property is personal. Individual owner to make decision based on facts not assumptions.</p> <p>County must maintain drains.</p>	Anonymous
<p>Don't take away "rights" we already have.</p> <p>Leave 30 day lease minimum alone.</p> <p>Leave 51% requirement alone.</p> <p>Reduce reliance on lawyers to interface with owners. Get out there yourselves.</p> <p>Respond to criticism with factual rebuttals. Don't assert things that are not true. Research the facts before making public announcements.</p>	Anonymous
<p>Leave them as stated in the proposed CC&Rs so home owners are aware of the HOA rights. Actually, it is not a big deal to me if those statements are in the proposed CC&Rs as the HOA will exercise their right to protect the neighborhood whether it is stated in the CC&Rs or not.</p>	Anonymous
<p>I would like to amend the one year lease vs. 30 day rule to allow a 30 day rental.</p> <p>I do not know the legal ramifications of the underdrains, but request complete transparency to homeowners. I am putting trust in our HOA to protect us since it is a complicated issue.</p>	Anonymous
<p>Need to vote on all these items separately with the neighborhood</p>	Anonymous
<p>9.7 is totally unacceptable in any form or fashion. I will never vote yes for this draft with 9.7 in there.</p> <p>I am on record with my displeasure of the sterile nature of the prohibition of guests being able to park and use RVs for short period stays so 11.7 is unacceptable as written. Obviously you don't want someone parking a boat on their lawn or a decrepit RV on the street for 6 months at a time, but short term use is a normal part of any neighborhood.</p> <p>I have owned my home for 14 years and had a total of 3 tenants in that time so 20.5 has never been an issue, but as I transition into retirement at some point in the not too distant future I would prefer the ability to do seasonal rentals of 4-6 months, i.e. full summer or winter rentals or house swapping for that matter.</p> <p>20.7 should be deleted in its entirety.</p>	Anonymous

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Question #6:

Please rate your HOA Board of Trustees performance during the CC&Rs process

* Please rate your HOA Board of Trustees performance during the CC&Rs process. ♦

1 = Unacceptable , 2 = Poor , 3 = Neutral , 4 = OK - Could be Better , 5 = Great!

Answer	1	2	3	4	5	Number of Responses	Rating Score*
Outreach to Owners: emails, letters, notices, etc.						41	3.7
Public Meetings, forums, Q&A sessions, etc.						41	3.8
Amount of information provided						41	3.3
Accuracy and/or sufficiency of information provided						41	2.8
Responsiveness to concerns						41	2.8

*The Rating Score is the weighted average calculated by dividing the sum of all weighted ratings by the number of total responses.

[View comments \(19\)](#)

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Details

1 = Unacceptable , 2 = Poor , 3 = Neutral , 4 = OK - Could be Better , 5 = Great!

Answer	1	2	3	4	5
Outreach to Owners: emails, letters, notices, etc.	0 (0%)	8 (19%)	9 (21%)	10 (24%)	14 (34%)
Public Meetings, forums, Q&A sessions, etc.	0 (0%)	8 (19%)	10 (24%)	7 (17%)	16 (39%)
Amount of information provided	6 (14%)	7 (17%)	9 (21%)	8 (19%)	11 (26%)
Accuracy and/or sufficiency of information provided	10 (24%)	8 (19%)	11 (26%)	6 (14%)	6 (14%)
Responsiveness to concerns	7 (17%)	14 (34%)	7 (17%)	6 (14%)	7 (17%)



Hold the mouse over each color of the bar to see the number of respondents.

Answer	1	2	3	4	5	Number of Responses	Rating Score*
Outreach to Owners: emails, letters, notices, etc.						41	3.7
Public Meetings, forums, Q&A sessions, etc.						41	3.8
Amount of information provided						41	3.3
Accuracy and/or sufficiency of information provided						41	2.8
Responsiveness to concerns						41	2.8

* Please rate your HOA Board of Trustees performance during the CC&Rs process.

19 Responses

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Answer	Respondent
The Board has an agenda and it's not protecting our homeowner rights.	Anonymous
I have written a number of emails and "Tickets" to the board. Their policy is to ignore those who do not share their views. 2/2/2019 I sent Ticket 217, to volunteer to work on the documents re-write committee. I have not had a response from any of the seven trustees. The board's policy of no individual trustee response to Homeowners is unproductive, disrespectful, a controlling way to take only their own counsel, they blind transparency, and disenfranchise Owner Rights.	Anonymous
I couldn't attend many meetings because of working. I'm confused over some of the information.	Anonymous
Oh yes, they sent emails/notices but they were NOT HONEST. The only Board Member that I felt represented the good of the neighborhood was Mr. Hunt Williams; the others seemed to have a hidden agenda or were just going along with the others. I know, "let's approve it so we can see what's in it!" -- NO. I'm no relieved that it did not pass!!	Anonymous
Seems the process was backward. It was, come to the meeting and we will tell you about the fabulous new CCR's we paid for. Then the outcry, new attorney STILL using the "new" CCR's, and residents concerns being completely dismissed. Why so dug in? How about this: Take out the problem language, and let the board convince us why those rules are necessary and beneficial. (IE why own the underdrains when we can maintain as always?- Is it because a big disaster is coming. And if one is-TELL US)	Anonymous
Being a Board member is mostly a thankless (voluntary) job:(Although the re-write did not pass, the effort should eventually reap positive benefits to all owners once an updated document is finally approved.	Anonymous
THANK YOU for your service and hang in there!	
We were never given the truth, We were ignored, insulted, made to look like idiots, apathetic. We should hold a public vote to terminate the current Board and replace with a public open vote for non biased members of the community who actually want the best for all, and not an elitist group whose sole purpose is to forward a personal agenda, with no regard to the impact on the whole of the community. we can do so much better!	Anonymous
The rental term and last minute change concerned me. Especially when an attorney had supposedly gave us counsel on this and did not catch it.	Anonymous
Seems like the Board has their own agenda. Board members should be required to live in the neighborhood at least 2 years before they can be on the Board.	Anonymous
The BOARD and RE-WRITE COMMITTEE were on THIER mission(s) and while traveling through space...failed a VERY vocal group with legitimate concerns. Should have gone for a C,C&R "light" version back in the fall and gotten a WIN! Very disturbing how this DIVIDED our great neighborhood...very disturbing how the BOARD sees the vote as a MAJORITY "in favor" when clearly they've DIVIDED us.	Anonymous

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* Please rate your HOA Board of Trustees performance during the CC&Rs process.

19 Responses

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Answer	Respondent
The Board completely ignored the many questions, comments and concerns presented in the last 6-8 months of this process. The past & current Boards feel these concerns are only that of a very few, so the would not consider these concerns.	Anonymous
Must address key issues	Anonymous
Thanks for the hard work of the board. There are some neighbors that are very combative and make your job so much harder. You have a thankless job. Thank you.	Anonymous
Board has too much control over the homeowners. They seem to work from subjective reasoning rather than from facts. It's a thankless job but some take that job as a way to control others and impart fees and penalties to some homeowners and not to others for the same infraction.	Anonymous
I don't feel 100% confident in how the board represents information, which means despite the great efforts in communicating it all feels a little meaningless to me.	Anonymous
The board has lost credibility and trust of the owners. They have a lot of work to do to mend their reputation, and convince the owners that their recommendations are best for all. They need to swallow their pride and egos and accept that the trust issues exist. Denial and ignoring of naysayers won't be successful.	Anonymous
The documents have been vetted for several years and it's time to get them updated. A document like this will never meet 100% of everyone's needs as there are too many people and thankfully we are not all alike ... a great thing about the USA!!	Anonymous
Do not remember much email from the Board. But adequate and appropriate from all other sources like newsletter and individuals	Anonymous
I understand it has taken several years, but the board chose poor legal representation initially, therefore, wasting money and time.	Anonymous

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