

**\*YOUR BALLOT WILL BE MAILED TO YOU ON JUNE 12**

**\* BALLOTS WILL BE OPENED AND COUNTED ON JULY 15**

To all members of Snowshoe Springs from your Board of Directors regarding the upcoming vote to adopt our proposed Governing Documents:

This election is extremely important for every homeowner to vote. In order to adopt new documents, we must have, by law, **181 votes in favor**. In past elections we have had less than 180 votes in total. We implore you to vote so we reach a legal quorum.

Our current governing documents were adopted in 2001. In the last 22 years they have become outdated and are not compliant with current law. In fact, the proposed documents cite 209 instances in which we are either noncompliant or partially compliant with 6 different codes of law, chief among them being the Davis-Stirling Act (California Civil Code) which heavily governs Homeowners Associations (HOA).

Your board has a primary responsibility to protect and enhance the value of our respective properties. Prospective buyers of properties in HOAs typically scrutinize governing documents prior to buying. They want transparency into rights, rules and responsibilities. Governing documents should be law compliant and current.

Your previous Board of Directors paid over \$20,000 for these documents to be prepared. We wish to get our money's worth, and not have to do another set of documents for many years to come.

We expect controversial issues. Chief among them, are Short Term Rentals. On your ballots, this issue will be broken out for a separate vote. You may vote yes or no for this issue without jeopardizing passage of the rest of the documents.

We have planned a **Zoom meeting** for all SSA members on Wednesday, May 17<sup>th</sup> at 7pm to discuss the proposed documents. Our attorney, who has prepared the documents, will attend the meeting to answer your questions. We encourage you to attend.

Many of you will find it laborious to read through entire documents. Included in this packet you will find a list of important features and changes, referenced by document and sub-section.

Thank you,

Your Board of Directors