

This is an open letter to the BOD and HOA owners,

I have received two letters from a land owner regarding recent HOA increases and agree the sudden spike in HOA fees is too much too fast. Furthermore, the fact that I am paying higher assessments to cover for those that bought property with a HOA and refuse to pay makes me angry. I bought this property for my father in 2005 so he would have a place to call home in retirement, the HOA was an added bonus to make sure the place is kept up. I don't live there yet and I only get reports from my father on the status of the HOA and the land. My father told me that the annual meeting was an embarrassment, ended up in a shouting match and nothing was resolved. IS this the kind of people you want in our HOA?

I have lived in 2 HOAs and every single person that is against the HOA says the same thing, why do we need insurance, and "paper shufflers"? The letter said that one owner has 83 lots; at \$400.00 each that is \$33,200.00 a year. Any future increases imposed costs him 83 times the amount, if anyone should be upset about people not paying their assessments it should be him. One thing I cannot understand is why people that bought the property with the HOA feel that they can just stop paying or never start paying the fee knowing it was part of purchase? What gives you're the right? I really want an answer to that question. The deed does not say "pay the HOA if you if your feel like it". While I am on the subject of assessments: Anyone that is not current with their assessment should not be able to vote or run for any offices in the HOA since technically you are not in good standing; that is a basic rule for every HOA I have belonged to over the past 25 years. Why this is not in the CC&R's is beyond me, the developer took away any enforcement leverage from the HOA.

The letter mentioned Douglas Willison and Company, this is our tax preparation and accounting firm. All HOAs are required file taxes every year or we get the HOA fees charged as income and we pay Federal and State income taxes. I have been a treasurer for a large HOA with 500 homes so I know how this works.

There is a movement to force the end of the HOA; unfortunately, I cannot be part of the coup. I don't live there yet and if I decided to stop paying my HOA fees cannot afford to pay an attorney to defend my interests. Besides the outcome is predetermined, we signed up for a HOA, the judge is not going to side with the cessation homeowners unless you can prove theft or finds improprieties. On top of that we will have to pay the lawyers and late fees or lose our land. This is not the first time and will not be the last to try and break up a HOA. Taking over the BOD with the sole purpose of killing it will cost us thousands and if successful, this means all of us have to redo our deeds to remove the HOA and pay someone to refile our records, it is the same cost as buying the lot over again and can be assessed at today's rates if they want, a new deed is a minimum of \$750.00 plus filing fees. The state or local municipality has to agree to assume responsibility for the open spaces that belonged to the former HOA, they don't have to agree. In fact they can add their "costs" to our property taxes since it adds costs to their operations. I can only imagine what they would charge us for road repairs, and they will take your land for non-payment without a second thought.

As I stated I bought this property in 2005 and seen the property taxes go up for no reason other than they can. It costs me twice as much to maintain the property today as when I bought it. I suggest we try to make peace and fix this, it is your choice. If any of you have never been in a court setting dealing with this situation I can tell you that the judge is going to ask you the first day if you are current with your HOA assessments (he will have a copy of the CC&R's and those that have not paid), and if you say NO, he will tell you that he will not be part of the process unless you are paid up and have proof of your accusations,

they do not handle blackmail or holding funds hostage very well in court. Withholding a payment never works, if you win you will get your money back if not, you pay more.

In the third to last paragraph it was mentioned not wanting "Multimillion dollar houses and super highways". If our property values go up that much why are you upset? Based on the amount of land each lot has and the topology you would never see your neighbors, I live on a ¼ acre lot and cannot imagine that these huge lots would not be enough for anyone to live as they want. The reason the HOA works for me is to keep others from storing junk cars, motorhomes, piles of trash, and starting businesses that have no place in a rural setting. I have seen firsthand how bad people treat property when they feel it's "none of your business how high my trash piles or weeds are now go away". To me the HOA is an investment to preserve my property values.

Please reconsider this plan of action and do something positive.

Sincerely,
Land Owner Since 2005.