

The Annual Meeting of the Eastwood Association was held on April 14<sup>th</sup>. Your incumbent Directors, Dito Ladd, Lynn Zambon and Eric Anderson were reelected along with write in candidates, Jim Tonkin and Kyla Hill. The Board wants to welcome back Jim Tonkin who has been a Board volunteer off and on for many years and new homeowner Kyla Hill. Serving on the Board takes time and dedication to the community. I have listed below 3 of the major areas of their responsibility, including a notice of change in the Violation Enforcement Policy and Fine Schedule that is effective on June 1<sup>st</sup>.

### **VIOLATION ENFORCEMENT POLICY AND FINE SCHEDULE- EFFECTIVE JUNE 1, 2016**

The current Violation Enforcement Policy and Fine Schedule is to allow 30 days between notices of continued violation with a repeated \$50 fine for each time, starting with the 3<sup>rd</sup> notice. This has created no sense of urgency with an owner with an on-going violation and allows a violation to exist for 2 months before a fine can be levied. The policy is being changed to a first notice that is an Intent To Fine and the 2<sup>nd</sup> notice to allow for a fine to be levied if there has been no compliance or communication from the owner. The law permits letters of violation to be sent every 10 business days. The Board takes into account all circumstances regarding the matter. A phone call or email from the owner is key in many situations. The new policy and schedule adopted by the Board of Directors is listed below:

1) First Notice of Violation –Letter of violation stating an intent to levy a fine if the violation is not brought into compliance within a minimum of 10 business days.

2) Second Notice of Violation-If there has been no communication or compliance the second letter will inform the owner that a fine has been levied and the violation will be reinspected again after a minimum of 10 business days.

3) An inspection for further non-compliance and levy of a fine will continue with a minimum of 10 business days between review.

First Fine	\$25
Second Fine	\$50
Third Fine	\$75
4 <sup>th</sup> Fine	\$100 and each time thereafter

### **DELINQUENT ACCOUNTS**

Another task they are charged with is reviewing and taking action on delinquent accounts. At a point in delinquency an account is sent to a Collection Agency. If, after the contracted period, the account has not been satisfied or on a payment plan, the amount owed is reported to the 3 major credit reports. The Board will then send the account to an attorney to start a lawsuit, giving the owner a chance again first to enter into a payment plan. This program has been successful in collecting past due assessments that are owed to the association. All legal fees are charged to the owner's account, so making contact with the Board or Colby Management regarding any past due balances can save you money and hassle.

## **ARCHITECTURAL CHANGE REQUESTS**

A third task they take on is to review all Architectural Change Request applications. The application form is on your website, [www.carriagesquarehoa.com](http://www.carriagesquarehoa.com), or can be requested from me. All exterior changes, whether painting, structural or landscaping, must be approved before a project is started. While your CC&Rs allow the Board up to 30 days to review the information, your Board works hard to get any additional information some requests require and reply to the owner as soon as possible. Unfortunately, many owners submit their form and want to start their project within a couple of days. Sometimes, people seem to forget that these 5 Board members work long hours and have families and obligations just as they do. At times, projects are started and even completed without being submitted for review. The Board is charged with making sure that the requested change or addition is in keeping with the neighborhood. This can lead to hard feelings if there are required revisions or the proposal is denied. Please keep this in mind when planning for exterior changes. No prior approval of a project is a violation and will lead to fines for non-compliance.

I have included with this mailing a draft of the Annual Meeting minutes from April 14<sup>th</sup> for your information. These minutes and regular Board Meeting minutes can be found on the website. The Board and I appreciate Dave Madison for his time and work as the community website WebMaster.

I hope this information is helpful to you. Please contact me with any questions at [cbader@colbymgt.com](mailto:cbader@colbymgt.com) or call 623-977-3860 ext. 7742.

Sincerely,

Candace Bader  
Colby Management