

Presidents Message

February 2019

Fellow Association Members,

At our annual meeting last November one of the items discussed was compliance and the number of cases delivered to the Hearing Panel for final disposition. The board was happy to report that the number of cases brought to the panel had dropped significantly. This is a good thing because the drop is not due to lack of inspection but more to the actions of Association members in working with the association to correct minor issues before they become a major issue that rises to the level of the hearing panel.

Now for the other side of this coin.

At that same meeting, several association members spoke to specific properties that were (and continue to be) in poor condition and disrepair. These homes came into compliance after enforcement action was taken by the Association but have now fallen out of compliance again. The Board made a commitment to investigate and resolve these issues.

At our last Board of Directors meeting we had a significant turnout of association members from one area of our community. The fact that they took the time to be present at the meeting speaks well to them and to how they feel about their neighborhood.

This group presented a petition to the Board regarding two specific properties in their area. These homes have been the subject of Board action during the current and previous leadership of the Board of Directors.

I will state that prior to the January Board of Directors meeting, action regarding several properties was initiated to bring them into compliance with the Covenants and Deed Restrictions.

It is important to remember that a lasting remedy takes time to develop and implement when it reaches the legal level. The Board will continue to move forward as necessary in these matters

Allow me to be clear on this: These and several other homes in our community have repeatedly failed to meet the maintenance and repair standards of the Covenants and Deed Restrictions. The Board of Directors is exploring all legal rights and remedies available to it, including but not limited to, taking such action as the Association shall deem necessary to cure the default of any Owner who fails to comply with the provisions of the Declaration for an expedient resolution of the matter. The Owners and the Lots may be assessed for any such charges necessary to cure the defaults, which may result in a lien foreclosure, and possibly subject the Owners to attorney's fees and costs necessitated by such action.

The previous paragraph supports our mission statement

“With all association members meeting their individual responsibilities and abiding by our governing documents, the Association will provide **ethical and fiscally responsible solutions** to promote a strong sense of community, to optimize our property values, and plan for the future.”

Regarding our annual assessments, statements were mailed to the address of record in early December of 2018. As of February 6, 2019, there are 126 households that have not paid their annual assessments of

\$350.00. This amounts to a \$44,100.00 shortfall in the association operating funds. This is not acceptable. Please be aware that these households will also be subject to a late fee, administrative costs and interest. These fees will not be waived under any circumstances.

Revised statements are being mailed to those households

If you have any questions, please contact me at:

president@myjacarandawest.com

Sincerely

Jack Jackowski, President