

PINON CREEK HOMEOWNERS ASSOCIATION

February 9, 2019

Dear Neighbors,

Many of you received violations from the most recent round of inspections at the end of January 2019. If you attended the Annual Homeowners Meeting, you heard some of the discussion regarding enforcing our Bylaws and Covenants, and our efforts to improve our community as I addressed in my previous letter (posted on the website). If you were not able to make it, I wanted to share some information regarding our current state and the way ahead.

First, for months the Board of Directors has been trying to get the management company to improve how they do the inspections and follow up with homeowners afterward. We are all responsible to follow the Bylaws and Covenants, but we must work together ensure our community is the best it can be; it is not solely a management company, Board or homeowner responsibility. To this end, at the end of 2017 the Board developed a Fine Policy (available on the website) to enforce our community covenants. The intent was not to raise money from homeowners, but rather to encourage compliance.

The policy became effective in January 2018, but despite the Board's continued efforts to work with the management company to enforce the fine policy, this did not happen as intended. The management company was supposed to do their inspections and send out a courtesy notice with detailed information on the violation and a picture(s). Over the last several months, homeowners have received violation letters, which were vague, included no pictures, and the management company did not follow the timeline for corrections. This resulted in confusion and irregular enforcement.

At the Annual Homeowners Meeting we again discussed this issue, and the very next day the management company did their next round of inspections and went overboard on violations. However, this time there was more detailed information and pictures sent with most violation. We are working with the management company to find a way to do things the right way, but we need your help to accomplish this.

1. If you received a violation that you believe was in error, please contact the management company immediately.
2. If you already corrected the violation please let them know as well, and send a picture.
3. If you received a violation for something that has been overlooked for months or years, but violates the Bylaws and Covenants, please correct the violation and help us make our community better.
4. If the letter you received did not specifically state the violation, was vague in its description, or did not include pictures, please ask for clarification.
5. If the letter cited a violation for which you had previously received an exception or ACC approval, please forward the same to the management company.

In any case, when you communicate with the management company by email, please courtesy copy the Board at hoa@pinoncreek.com so we can be aware of the issue and work on your behalf.

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Thank you for your patience as we work through this ongoing issue, and know that the Board looking for the best interest of the community and the homeowners!

Respectfully,
Juan "JC" Rodriguez
President
Pinon Creek HOA