

PINON CREEK HOMEOWNERS ASSOCIATION

July 17, 2019

Dear Neighbors,

I hope this letter finds you well, and hope you are enjoying this beautiful summer. The Board of Directors held our quarterly meeting on Monday, July 15, 2019, and made several important decisions that I want to address in this letter. I will start by saying that I have noticed significant improvements throughout the community and I want to thank all who have decided to make landscape improvements, replace fences, pressure wash driveways and sidewalks, and gone the extra mile to make your area look better.

Several homeowners have received notices of violations of our covenants, and in some cases even fines. Although our fine policy has been in place since January 2018, I want to take a moment to summarize the process. If our management company observes a violation of our covenants during our regular inspections, they will send you a **first notice** of violation. If you correct the deficiency and have no other repeat violations for six (6) months, then you have nothing to worry about. If you fail to correct the deficiency or have a repeat violation of the same covenant, then you will receive a **final notice** of violation. If after the final notice, you still do not correct the deficiency and it is noted again during inspection, you will be assessed a \$25 fine, which will come in a letter. If you continue to violate the same covenant within six (6) months, you will receive fines, which increase by \$25 for each subsequent violation (i.e. \$50 for second fine, \$75 for third fine, etc.) Our intention with creating and enforcing this policy is not to make money, but rather to encourage compliance and to protect our neighbors' property values. And for your knowledge, to protect homeowners' privacy, the Board discusses violations and homeowners requests in Executive Session, and we vote during the regular meeting by referring to account numbers, and not individual names or addresses.

Our Board continues to seek ways to improve our community. We plan to start a Yard of the Month Committee and recognize homeowners who go above and beyond to maintain their landscape, and we will need volunteers to create this committee. We also plan to schedule semi-annual community yard sales in coordination with neighboring communities (if approved, we will have signs on Evans Road directing people into our community), but each homeowner will be required to purchase their own permit (available at HEB). We are also still working on addressing the perimeter fence, and we received a response from the HOA attorney which we will use as we move forward on this matter. In the meantime, if you own a section of a perimeter fence, please remember you are responsible for maintaining that section, and you are obligated to make any required repairs without waiting for Board guidance. We have sections with broken/rotting boards, fallen trim/cap, leaning fences, etc. that are an eyesore and need to be repaired immediately.

The Board also voted to dissolve the existing Architectural Control Committee and temporarily assume the duties of the Committee until new members could be appointed. On behalf of the Board of Directors and the community I want to thank Pedro Meza and Robert Burdine, as well as all prior members of the ACC, for their service to the community for many years. I also want to inform everyone this was not a decision we took lightly. The mantle of leadership bears the burden to make tough decisions, and as President, I saw the need to take action due to several significant indicators that came to the Board's attention. I presented the Board during Executive Session my recommendation and reasoning, and later during the regular meeting, the Board voted by unanimous decision to remove the current members of the ACC and seek out new volunteers. Although the Board temporarily assumed the duties of the ACC, which is allowed by our

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documents, the Board intends to hand the responsibility back to the ACC once we have sufficient members. The minimum number of members required by our covenants is three (3), with a recommended number of five (5) members. Whether you have experience in HOAs or not, I strongly encourage you to consider volunteering for this important position. If you are willing to listen, the management company and the Board of Directors will give you the tools and guidance to succeed in this important role.

Lastly, as many of you know, we established a Management Company Review Committee to research and interview management companies and present the Board with options. We received five proposals, which the Board is in the process of reviewing, and we are doing our due diligence to decide whether to stay with our current management company and renegotiate our contract, or move our account to a different company. The Committee did a great job, and we appreciate their commitment to completing their task.

As always, if you have any questions, comments or suggestions, please reach out to the Board of Directors at hoa@pinoncreek.com. I do not intend to conduct HOA business in social media, but will continue to have our Communications Committee Chair use those platforms to share important information.

Thank you for your patience as the Board is exploring new grounds in many areas, and I want you to know the Board is looking for the best interest of the community and our neighbors!

Respectfully,
Juan "JC" Rodriguez
President
Pinon Creek HOA