

Time to Vote - New Governing Documents

Dear HPOA Member,

By this time, you should have received a ballot in the mail to vote on the Association's new governing documents, essentially the rules to be followed by Hiddenbrooke residents and the HPOA Board. It's the first comprehensive update of the Association's CC&Rs, Bylaws, and Articles of Incorporation in **14 years** and is overdue. The Board has engaged Legal Counsel and actively sought community input over the past year and a half. A "Yes" will approve changes to these documents **as recommended by the Board**, and a "No" will leave them as they are. HPOA must receive 407 ballots by **July 18** to determine the election results. Thanks for Voting!

Questions? See the Hiddenbrooke website Home Page or email the Board at hpoaboard@hiddenbrookehpoa.org.

A **YES** vote means HPOA can:

- **Free** itself of complicated State laws that govern Common Interest Developments (Davis Stirling Act), returning to a much simpler governance structure under Corporation law as in the original CC&Rs
- **Save up to \$15,000 a year** on mailing costs by being able to conduct elections electronically (no more secret ballots/ double envelopes), by significantly reducing the number of disclosures that must be sent to residents, and by making it easier to agree to receive information electronically.
- **Improve the CC&Rs** - Fix errors, clarify areas of confusion and ambiguity, and add a **few new common-sense** restrictions to maintain the appearance of the community (e.g., have owners maintain their residence as well as their yards as other HOAs require)
- Become **stronger financially** with a modest and affordable increase in the base assessment (from \$73 a year to \$85 a year) to help pay for professional management services and cost increases in insurance and the legal area
- **Simplify elections** and make it easier to fill vacant Board positions by reducing the size of the Board from 7 to 5
- **Eliminate** internal conflicts between the governing documents created when HPOA began following Davis Stirling laws
- Use the new documents **for many years** without needing another update

A **NO** vote means HPOA will:

- Require **more legal advice** (and expense) as issues continue to arise due to disagreements between Davis Stirling Law and the original CC&Rs and Bylaws that have not been conformed to these laws
- **Be unable** to significantly reduce costs from Davis Stirling-required mailings
- Continue to use **old and outdated CC&Rs** with errors (e.g., the basic legal description of the Development, Exhibit A, has errors)

- Receive **no benefit** from the time, effort and money invested in the update (it is unlikely that another Board will have the time, commitment, or resources to take on this magnitude of work in the near future)
- **Have the option** to explore some of the **more onerous** provisions in Davis Stirling law, such as raising dues up to 20% a year to offset extra Davis Stirling costs and foreclosing on homes with large overdue assessments