

PURPOSE AND ACTIONS OF AN HOA BOARD OF DIRECTORS

HOAs are created and designed to provide a context for communication among homeowners and governance of the community. The HOA Board of Directors is created to be the voice of the community and to act on behalf of the community in matters of common interest – with the advice and consent of the homeowners as prescribed in the CC&Rs and By-Laws. The Board is not intended to be the police of the community, but rather to manage the application of the ground rules which are adopted by common consent of community members. We have a pre-written set of guidelines (the CC&Rs and By-Laws), which can be tailored to meet the needs of the community (so long as they do not violate any state or municipal statutes). The community should set the guidelines, but empower the HOA Board of Directors to document and monitor them.

Your HOA Board is NOT: anti-dog, anti-cat, anti-boat, anti-RV, anti-parking on the street -- or for that matter anti-anything that is in compliance with the many documents that govern our management of the community. However, when there is non-compliance we are legally and morally obligated to act in a manner that encourages compliance.

We drafted Rules and Regulations to clarify the meaning and implications of the CC&Rs. We distributed them to ALL owners (by USPS, Email, Facebook, and Web Page) and encouraged ALL who disagreed with features of the CC&Rs to provide suggested changes. We carefully reviewed ALL submitted comments, incorporated consideration of ALL submitted comments, and finalized the Rules and Regulations based upon ALL input. We also conducted one final face-to-face meeting as a final review of the proposed Rules. NONE of the submitted comments suggested or asked for substantive changes in our CC&Rs. NO ONE objected to the policies on boats, RVs, on street parking, OR timeliness of removal of Christmas lighting.

Since our neighborhood has legally-defined wetlands, there are constraints upon our actions and rules based upon Federal, State, and City of Ferndale Law.

If our homeowners have no complaints, your board takes no action. However, when homeowners express concerns that something is occurring which is, or might be, construed as being in violation of all those rules and guidelines, we are compelled by law to review and act.

For example, it was subsequent to concerns of homeowners on Rossie Lane and Brian Court that we investigated options to control speed and "wrong-way" driving, and came up with what appears to be a good solution.

When homeowners have expressed concerns about vehicles exceeding the 25 mph speed limit, we have been exploring options to monitor speed -- especially on Monument Drive.

Your HOA Board did not take on these issues unilaterally. Rather, it was in response to specific (and sometimes repeated) concerns expressed by our homeowners.

Any such concerns could come from any homeowner, or any federal, state, or city of Ferndale entity or agency. Your HOA Board takes any and all such complaints and comments seriously, and routinely reviews and addresses them to the best of our ability – within the guidelines and constraints of our governing documents and the applicable laws and rules which govern our stewardship of the community.

If there are concerns regarding how we, as a homeowner's association, deal with cats that roam freely – or any other issue -- let us have that discussion and explore options. However, Facebook is clearly NOT the appropriate and most effective forum for such discussion. Let's have those discussions at our regular monthly Board meetings.

Remember, we are all neighbors. We all chose this neighborhood for the wonderful and exceptional features that it offers. But we must ALL integrate our own wishes into the context of those of the community as a whole. Let us continue our neighborly dialog -- in a spirit of community.