

## Lyle Ridge HOA Board 2017 2<sup>nd</sup> Quarter Update

Lyle Ridge HOA Members,

I hope this update finds everyone well as we move out of winter and into Spring 2017. First, I would like to first thank Elaine Mandato for serving as our Secretary since our association stood up. All of her efforts left the association in a very good place to continue on with our business and Elaine and Colleen will be truly missed. We all wish them the best of luck with their new home in a new and exciting place. Additionally, I would like to sincerely thank Louvenia Ringuette for volunteering to take over the very important duties of the secretary. We have had a chance to meet, and I know she is going to work very hard for all of us. Thank you Louvenia!

As a reminder, HOA Dues are **PAST DUE!** If you are past due, please contact Louvenia Ringuette at [louveniar@comcast.net](mailto:louveniar@comcast.net). Thank you!

Before I update the items we have been working on, I want to update all members regarding a discrimination complaint against the Lyle Ridge HOA which was investigated by HUD. The investigation was completed and HUD found no evidence of violation of any fair housing laws. As the president and member throughout the evolution of this situation, I've learned quite a bit about how to enforce our CC&Rs and Bylaws, but more importantly I've learned how important it is for the Board to have open lines of communications with the members. For 2 years the board and members of this HOA were working through a situation that could have taken days to obtain the same results, and the biggest reason this didn't happen was primarily because the CC&Rs and Bylaws were not fully understood. Let me get on my soap box for a moment, when Jill and I purchased our home, I read the CC&Rs and Bylaws and as a result I submitted my bid for the purchase of my house contingent on the CC&Rs being amended to allow the storage of RVs in our neighborhood. Knowing what is contained in the CC&Rs and Bylaws is every member's responsibility and doing so will help prevent situations like the one I mentioned from occurring. All that said, I know not everyone is going to read and fully understand the contents of these documents so all that I ask is if you're contemplating making an addition to your property and you're unsure if that change is within the spirit of the our governing documents, please feel free to call, text or e-mail me and I will get you the answer you're looking for. If the answer is not what you want to hear, that doesn't mean that it's impossible to achieve what you're trying to achieve, but it does mean that we will have figure out a way ahead which may require a vote by members, an amendment to the by-laws, or it may only require an accommodation to be granted by the board if the situation requires. Bottom line at the bottom, the Board's job is to help you the Member, but also to ensure the CC&Rs are enforced equally and fairly for all members.

In addition to handling the administrative duties the Board positions require, we would like to remain engaged with all of you to ensure we are working on the things that are most important to all of us. Our efforts to accomplish this will be through a quarterly board update that we will post on our website. This update will include action items from the previous meeting/s and any

other items that the board has taken on itself to accomplish. If there are ever any specific questions to any of these items that we are working on or any that we are not, please feel free to e-mail or phone me at [robertcoughlin87@yahoo.com](mailto:robertcoughlin87@yahoo.com) , or my cell 360-630-0488. The following items are provided as an update to our efforts:

**Agricultural Committee:** The last update I gave everyone the boards perspective on the Agricultural Committee and how we think it should conduct business, but since we have had a change of the secretary, I want to revisit this topic with the Vice President and the Secretary to ensure we all agree. This should happen very soon and once it does, the committee who has already been elected will get to work.

**Gate Closure Policy:** I have heard no complaints or issues, if you have any please let me know. Thanks again for all the members communicating their concerns and ideas, without those it would not have gone as smooth as it did.

**Long Term Financial Plan:** The board completed our long term financial plan and as of now our budget is balanced with our current HOA dues. The biggest financial responsibility for our community is the repair/maintenance of our road and as of now we have the funds to fix our current problems and preserve our road for the future. During the next annual meeting I will take the time to discuss our financials and show everyone what we have budgeted. I think sending out a copy to everyone will raise questions that will be difficult to answer unless we have a quorum. You can expect an e-mail with the financials prior to the next meeting to give you time to review and develop questions.

**Lyle Ridge Circle Road Repair:** The Road Repair date is set for 15 May and will take 2-3 days. The road maintenance plan is going to be conducted in two phases. The first phase will be the Repair Phase, and the second will be the Preventative Maintenance Phase. For the repair phase, the contractor will be cutting out the asphalt that has sunken in and will repack the base then apply new asphalt to those areas. Additionally, during the repair phase all road cracks will be sealed to prevent water from eroding the earth below the road which will ultimately cause other areas of the road to eventually sink in. The Repair Phase is going to take approximately 3 days to complete and areas of repair will require 24 hours to cure before driving on those repairs. The areas to be repaired will be coned off and if a repair is in front of a member's driveway we will have to ensure coordination between the member and the contractor occurs prior to the work beginning. I will meet with members who may be affected by these repairs to ensure we complete the work with minimal impact on the member. The repair phase will result in new asphalt and new crack sealer being applied over the existing asphalt which will not contribute to our neighborhood's beauty but will be corrected during the second phase. The second Phase will not occur until next year and will require to be re-done on a 5-7 year interval. The Preventative Maintenance phase consists of a complete seal of the entire road. This seal will cover the road with a uniform black sealant and will prevent water from entering the asphalt which will result in less cracks and future problems. Phase 2 will be scheduled in May of 2018.

**Snow/Ice Removal Plan:** We had an unusually cold year which resulted in more than anticipated visits by our snow and ice removal contractor. I spoke with them and they did

confirm that this was the most work they have completed on the Island in many years. If there were any problems, questions or concerns please get those to me so we can discuss at the upcoming meeting in September.

Thank you very much for your time and for any feedback that you might want to forward. The next update will be posted early April of 2017.

Very respectfully,

Rob Coughlin, HOA President

Michelle Gaddie, HOA Vice President

Louvenia Ringuette, HOA Secretary