

Trash vote: 6.4 trash

- Currently it states: 6.4. TRASH. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate outside on any Lot, except building materials during the course of construction of a Structure, unless such items are screened from view by enclosures or fences. During construction, it shall be the responsibility of each Owner to insure that the construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like, are kept in a neat and orderly manner. No burning of any trash and no accumulation or storage of litter or trash of any kind shall be permitted on any Lot. If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pickup is to be made at such place on the Lot so as to provide access to persons making such pickup. At all other times such containers shall be stored in such a manner that they cannot be seen from adjacent and neighboring Lots and from streets.

- VOTE WORDING:

- OPTION 1) Remains the same: I.e., must be kept out of sight from neighboring homes and from the street.

- OPTION 2) Trash cans may be outside and visible from neighboring lots and streets, located adjacent to the side of the house. Trash is not to overflow its container, lid must be able to close, and must be kept tidy. Trash cans cannot be kept at the curb other than during the 24-hour pick-up window designated by your service provider.

Pool Vote:

- **Background:** With assessing the overall cost of pool upkeep, versus the normal attendance, we have created the following options in order to continually and safely use the pool through the season with lifeguards. Any uncovered cost to maintain or run the pool not covered by individual pool memberships will be paid for from assessment funds. For example in 2018 there was roughly \$15,000 in pool maintenance costs that needed to be covered by the yearly assessment.

OPTION 1) Raise the yearly assessment to \$500/yr and pool use would be automatically included for all members and accompanied guests of members. No outside memberships offered. This increase would account for all pool related expenses.

- OPTION 2) Raise individual pool fees to \$60 for 1 person, (\$82/2, \$94/3, \$106/4, \$119/5, \$131/6, \$156/7) and any outside memberships would 3x cost of rates listed above. Charging outside membership fees of 3x cost is consistent with past yearly outside membership rates. Yearly assessment rates may still need to be raised to cover pool maintenance costs.

COMMERCIAL PROPERTY VOTE WORDING:

Each Single Family Attached Dwelling Unit shall be assessed at a rate equal to 85% of the Single Family Detached Dwelling Unit. Each Completed Living Unit in a Multifamily Structure shall be assessed at a rate equal to 40% of the assessment rate of a Single Family Detached Dwelling Unit, and any lots upon which there is no Single Family Dwelling Unit, Multifamily Structure, or Non-Residential Structure shall be assessed at a rate equal to 10% of the assessment rate of a Single Family Detached Dwelling Unit. Non-Residential Structures shall be assessed at the rate of \$78.80 for each 1000 sq. ft. or portion thereof of Structure contained in such NonResidential Structure. 9 Version - November 6, 2002 The Board may annually increase the maximum assessment that may be levied against any property by an amount not to exceed 7% of the maximum assessment in the previous year. The Board shall have the power in any year to establish an annual assessment rate at any level equal to or less than the maximum permitted assessment rate.

4.4. SPECIAL ASSESSMENTS. In addition to the Annual Assessments authorized in this Article, the Board may levy Special Assessments. Any Special Assessment levied shall be charged against the Assessable Property in the same ratio as the Annual Assessment. The levy of any such Special Assessment shall be subject to approval by a vote of two-thirds (2/3) of the Members voting at a Special Meeting called for that purpose in accordance with the By-Laws of the Association. The bill for a Special Assessment, if so approved, shall be mailed to each Owner after the Special Meeting approving the same and such Special Assessment shall be due and payable thirty (30) days after the mailing of such bill.

Commercial assessment vote: special assessment 4.4; we are requesting a vote to raise the commercial assessment to current day standards consistent with residential raises in assessments. The commercial properties assessment rate is not consistent with the residential assessment rate. The commercial assessment rates were drastically reduced 30+ years ago making their base level lower than the current residential assessment rates. We are requesting a vote of a special assessment to bring these rates to a more consistent and current level. Currently the commercial property assessment is at \$84.32. This is due to a 7% raise from last year's assessment which was \$78.80. We would like to utilize the special assessment 4.4 to add an additional 7% increase to equal the rate of \$112.31 per 1000 sq. ft..

Vote: Yes or No.

Mail vote: the current by-law 3.2. Notice of meetings: states "written notice of each meeting of the members shall be given by or at the discretion of, the secretary of the association or the person authorized to call such a meeting, by delivering notice thereof personally or by postage-prepaid first class mail" we are requesting a vote to bring the notice of meetings to current standards and to allow for electronic notification of these meetings.

Updated Vote wording: "written notice of each meeting of the members shall be given by or at the discretion of, the secretary of the association or the person authorized to call such a

meeting, by delivering notice thereof personally, by postage-prepaid first class mail, or via electronic notification via online homeowner portal/text message.”

Vote: Yes or No