



From the President's Desk.... #9

January 11<sup>th</sup>, 2019

Dear Homeowners,

GREAT NEWS TO START THE YEAR... A new Park Model High Rise complex is to be built here at Juniper Ridge Resort.

A little history. As you are aware at a past Annual Meeting, homeowners voted to develop the currently owned forty acres west of the Resort.

However, a few homeowners demanded in the new development certain conditions:

1. That there be no burdensome CC&Rs.
2. That there be no picky Rules and Regulations.

3. And most importantly, that there would be no ARC Committee with all its endless suppressive guidelines and color pallets.

As the result of pressure from a few long-time resort lone rangers, all of these conditions were agreed upon by the then outgoing Board.

A group of homeowners has now come forward to develop this new Park Model High Rise complex within the forty acres. It will be built up front as a showpiece for everyone to see as they enter the Resort. It will consist of seven units four stories tall. The complex will include an enclosed area for chickens (to protect them from homeowner dogs running loose) and will have no parking spaces, allowing owners the freedom to park wherever they want. And since there won't be any landscaping, this shouldn't be a problem. There will be an inground kiddie pool for owners' small children.

Since the new complex doesn't come under any CC&Rs, Rules or Regulations or ARC Committee Guidelines, future owners will be free to do whatever they want. For example, there will be no pesky HOA dues for those living in the Park Model High Rise complex. They will be encouraged to simply sneak across the main road and

use the Resort's current facilities. And since they won't be wearing name tags (remember, they have no rules) no one will know if they should be in the pool or not.

A model, for your review, of the new complex is on display in the front office or you can scroll down and see an artist rendering of the complex.



Seriously folks, I, as well as everyone else on the Board, am well aware that people don't like what are perceived at times by some to be unnecessary or burdensome rules and regulations or guidelines. On the other hand, look at the alternative!

When you as a homeowner bought into Juniper Ridge Resort, you agreed to follow and abide by the CC&Rs, Rules and Regulations and ARC Guidelines. They were made available to you either as a hard copy picked up at

the office or found on the Juniper Ridge web site. So, when you complain to us about something you didn't know about and it's clearly stated in the documents, it tells us that **you** didn't read your documents!

For example, in the CC&Rs Section 3:22, Age Restrictions states: *"The Association will require the Owners to verify the age of any resident on the lot and each owner must agree to cooperate in the age verification process."* Last month a letter was sent to all homeowners asking you to fill out an attached Age Certification form and return it to the office. This is a federal government mandatory required document that enables the Resort to maintain its status as a 55+ housing community. It is required of all homeowners to update their information every two years. Without meeting this requirement, the Resort could lose its status. Some people complained and wondered why they had to do this. Why couldn't the office take care of this? The simple answer is: **Because it's every homeowner's agreed upon responsibility.** To date, of the 528 homeowners, over 422 owners have complied. If you have already responded, thank you. If you haven't responded yet, please do so today!

CC&Rs, Rules and Regulations and ARC Guidelines are not meant to give you a hard time or make your life difficult.

They are created so that you can enjoy your well-deserved retirement and live in an environment that is safe, aesthetically pleasing and fair, equally treating all its residents, while at the same time protecting the value of your investment. HOAs by nature are not a democracy where everyone gets to vote on every issue. They are, at best, a representative republic, where you elect members to represent you in voting on matters that affect everyone. If you don't like the Board's voting record, you can either run to be on the Board yourself and/or make sure you vote for new members every year.

The CC&Rs are pretty well written in stone since any change or addition to them requires two-thirds of the total owners' vote. On the other hand, the Rules and Regulations and ARC Guidelines require a simple majority vote of the Board for a change, correction or addition.

The Board, on a regular basis, reviews the Rules and Regulations and the ARC Guidelines. Changes are made to reflect the changes in homeowner lifestyles and needs.

Part of the Board's responsibility is to make sure that all owners are in compliance with the CC&Rs, Rules and Regulations and ARC guidelines. To that extent the

Board, last Fall, authorized Phil, our General Manager, to hire a part-time Compliance Officer. Recently, Steve Coffinger was hired to fill that position. More on the role of the compliance officer in a future letter.

Board Members are available to meet with you to answer any questions and to listen to your suggestions and concerns. I'm in the office on Mondays and Thursdays and there is a sign-up sheet at the front desk if you want to make an appointment. You can also contact Board Members by email. (See the Juniper Ridge web site, click on **Who's Who at Juniper Ridge.**)

For the few who don't want to follow your CC&Rs, Rules and Regulations or the ARC guidelines, the Park Model High Rise Complex has units available for sale. For the overwhelming vast majority of you who do abide by the rules, regulations and guidelines, thank you for your cooperation and support in making Juniper Ridge Resort, your Resort, the best place on the mountain to live!

Carpe Diem,

Larry Weidner, President

P.S. Do I really need to assure you that there will not be a Park Model High Rise complex built here at Juniper Ridge Resort?