

Protecting Property Values Is What Our Association Is All About!

One of the biggest advantages of living in a common-interest development is the ability of the Association to *preserve, protect* and *enhance* property values.

But, just how does the Board of Directors guide the Association to perform those duties?

Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But, it is those same rules and regulations that protect, preserve and enhance the investment each of us have in our home.

If you dust off your copy of the CC&R's (Covenants, Conditions & Restrictions) and re-read them, you will see that the Board of Directors have a pretty precise blueprint on how to protect your investment.

First and foremost, our Association is not just made up of the Board, Committees and a few interested owners. It was established as a corporation in which *ALL* owners are members. What that means is the, as an owner, you have committed yourself to become business partners with every other owner in the community. But, in order to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain Covenants, conditions and Restrictions had to be established in order to achieve that goal. In those CC&R's, the Board is given the authority to establish *Rules & Regulations* that compliment the Association's purpose. When we follow the CC&R's and the Rules & Regulations, we are doing *part* of our duty as members of the Association.

Architectural controls and guidelines and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following the architectural guidelines and obtaining approval from the Association *before* any exterior architectural changes are made, we are doing *part* of our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the

CC&R's and Rules & Regulations are followed by the Association's members. The Board is made up of owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees are formed to assist the Board with their charge. These committees are made up of volunteer owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing *part* of your duty as a member of the Association.

Monthly assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely effect how Association business is conducted. When you pay your assessment *on time*, you are doing *part* of your duty as a member of the Association.

Finally, the Board of Directors meet on a regular basis in order to make decisions, keep up-to-date on Association business and to hear from other owners in order to make proactive business decisions. As owners, keeping abreast of association matters and contributing during Open Forum is only *good business*. When you choose to attend the Board meetings, you are doing *part* of your duty as a member of the Association.