



March 28, 2017

Fellow Homeowners,

The month of April and May are used to recruit members to fill a ballot and have a member vote. I come to you today to ask you to submit your name as a candidate for the upcoming fiscal year 2017/18, and 2018/19 officer positions. These positions will be voted on in May and announced at our June 2017 meeting. Your two-year term will begin July 1, 2017, for FY 2017/18 and July 1, 2018, for FY 2018/19. Four officer positions will be vacated as term limits will be met June 30, 2017. Please review the duties of these positions, step up and submit your name as a candidate for one. Your only qualification is that you are a **dues-paying** member of the HOA. **Submissions should be received by April 30 please. Send your submissions to secretary, Sally Kelley, ssksweet@yahoo.com**

What is a homeowners association?

The name of the corporation is YELLOWLEAF RIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC. (the "Association"), a non-profit corporation organized and existing under the laws of the State of Alabama.

Section 1.02 Objectives. The objectives of this Association shall be:

Section 1.02.1 To **implement** through joint efforts of the owners of single-family dwellings located within Yellowleaf Ridge Estates, Shelby County, Alabama, an exemplary community which will combine change with tradition and beauty with functional advancement, while preserving the natural serenity of the gently rolling Alabama countryside in which it is situated.

Section 1.02.2 To **achieve** a high quality of life for those residing in Yellowleaf Ridge Estates subdivision through joint effort.

Section 1.02.3 To **encourage** through joint effort, the beautification of individual property; the safety and security of homeowners, children, and property; effective traffic safety measures to protect pedestrians, vehicle users of public roadways and personal property adjacent to such roadways.

Section 1.02.4 To **foster** cooperative efforts with neighboring homeowner associations.

Section 1.02.5 To **foster** effective measures to improve common services including fire protection and garbage collection, and the improvement of the furnishing of water, gas, telephone, electricity service, and police protection.

All **dues-paying** members of the homeowners association are qualified to be a candidate in our upcoming election process. **The majority of you implements, achieves, encourage, and foster** in your everyday lives. **You are qualified** to serve on our HOA.

What does your HOA do for you?

Each year members of your community volunteer their time, expertise, skills, and care to maintain, support and continue a homeowners association based on the betterment of your community.

Our community consists of men and women from all walks of life, education, expertise, and faith. All have the ability to contribute by becoming members of their homeowners association, paying their annual dues and serving a term in office. Each homeowner needs to step up and participate in maintaining the amenities by paying their fair share, dues of \$100 annually. Appreciated and expected by most, funded by **dues-paying** homeowners whose numbers need to increase and reach all 128 homes within our subdivision, instead of the 60-80 homes struggling to literally keep the lights on. Do you want street lights, water, and upkeep of our common areas, a landscaped front entrance, and a comprehensive website that provides easy access to up-to-date HOA information? All are important to your environment but none are **free of charge**. Drive around subdivisions within Chelsea and see which ones have street lights, which ones have minimal annual dues of \$100 and which ones provide the above-mentioned amenities. Plus, we have worked to develop and maintain a park within your own subdivision for your use.

How can you benefit from participating in your HOA?

Ask yourself, do I benefit from any or all amenities my homeowners association provides and then ask yourself how have I contributed to make sure these benefits continue to exist and remain a part of my family's environment? Yes, most of these amenities are transparent to too many of our homeowners. Of the 128 homes within our subdivision, 80 have recognized and monetarily supported these HOA amenities by paying their annual dues this fiscal year.

Your investment and participation in your HOA will give you the ability to meet your neighbors, build communication skills, develop transferable skills to use in your personal life and add to your resume. In retrospect, our HOA gains from your skills, your expertise and your desire to give your time to better your community and better our relationship with you.

What can you do for your HOA?

Four officers and three board members have graciously given of their time to manage and maintain the bylaws and covenants of our homeowners association. Our president has surpassed his last expired term limit and continued in the position when our president resigned and moved last September. Above and beyond describes his contribution to our HOA.

Your HOA consists of 4 officers, president, vice-president, secretary and treasurer. These positions are filled by **dues-paying** members of our HOA, your neighbors, members of this community who volunteer their time to attend 4 quarterly meetings a year to manage the solicitation, collection and disbursement of annual dues. Our HOA also consists of Board Members who assist our officers by facilitating our Welcome Committee, Landscape and Beautification Committee, Chelsea Christmas Village Committee or one of our Manager positions, Chelsea Christmas Village Manager or Park Manager.

Should you want to serve as a Board Member or Manager, submit your name as a candidate and indicate the area that interests you? Current board members who now feel familiar with our HOA quarterly meeting process may want to consider moving into an available officer position. Usually officer term limits are staggered so no positions vacate simultaneously. Lack of participation of homeowners to step up and serve a term has left our HOA officers in a predicament. Those currently serving cannot be expected to continue indefinitely.

In research, I found mention of “Homeowner Association” under Article 7, Planned Development Districts in the City of Chelsea Zoning Ordinance, adopted April 24, 2012.

It states:

7.3.4. If there is a Homeowner’s or Condominium Association, as applicable, representing residents of the development, then membership in the association shall be **mandatory** and automatic for all homeowners of the development and their successors. The Association shall have **lien authority** to ensure the collection of dues from all members. There shall be only one Homeowner’s or Condominium Association for the development.

Should Yellowleaf Ridge Estates Homeowners Association dissolve, not only would services be eliminated but incorporation of any future association would be subject to adopted guidelines as stated in 7.3.4 of the City of Chelsea Zoning Ordinance.

Incorporation of another homeowner association would be costly. Multiple covenants, attorney fees to integrate all covenants into one, energy and water turn-up fees and collection of dues would be contracted out. All of these fees would increase your homeowner dues.

I am one who states the facts. I have no agenda other than to give you a realistic view of what we have, what we need from our homeowners and what can happen without homeowner support.

President. The President shall be the chief executive officer of Association and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of Association. He or she shall, when present, preside at all meetings of the Board of Directors. He or she may sign, with the Secretary or an Assistant Secretary, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these Bylaws to some other officers or agent of the Association,

or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of the President and such other duties as may be prescribed by the Board of Directors from time to time.

Vice-President. In the absence of the President or in the event of his or her death, inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in the order designated at the time of their election, or in the absence of any designation, then in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Any Vice President shall perform such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Secretary. The Secretary shall: (a) record the votes and keep the minutes of the proceedings of the Board of Directors in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (c) be custodian of the corporate records and of the seal of Association and see that the seal of Association is affixed to all documents the execution of which on behalf of Association under its seal is duly authorized; (d) keep a register of the address of each Member which shall be furnished to the Secretary; and (e) in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him or her by the President or by the Board of Directors.

Treasurer. The Treasurer shall: (a) have charge and custody of and be responsible for all funds and securities of Association; (b) receive and give receipts for monies due and payable to Association from any source whatsoever, and deposit all such monies in the name of Association in such banks, trust companies or other depositories as shall be selected in accordance with the provisions of Article VI of these Bylaws; and, (c) in general perform all of the duties as from time to time may be assigned to him or her by the Board of Directors. If required by the Board of Directors, the Treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with such surety or sureties as the Board of Directors shall determine.

Board Member – Welcome Committee

This board member surveys and reports homes for sales and when notified of closings, greets new neighbors into the neighborhood in person. The board member will give general information, refer the homeowner to our website for helpful contact information, explain our homeowner association, and answer any questions the homeowner may have.

Board Member – Landscape and Beautification Committee

Board member serves as liaison between landscape service provider and HOA. He/she also puts out bid requests and coordinates any contracts between service providers and HOA as needed.

Board Member - Park Manager – The Park Manager is a voluntary position that reports directly to the president of the HOA. He/she performs quarterly inspections of the park grounds and improvements with an eye on safety and immediately remedies any situation when possible

or informs the HOA president of the potentially unsafe condition. The Park Manager supervises and leads any work groups that may be put together to maintain and/or improve park assets. Quarterly reports will be made to the president which will serve to document any necessary actions that have taken place affecting the park.

Suggested Board Member positions to be initiated in FY 2017/18 – Over the past five years members in HOA officer positions have managed all aspects of the Chelsea Christmas Village function. I propose a new board member position be added this year “Chelsea Christmas Village Manager” along with its own “Christmas Village Committee”. We cannot tack these duties onto incoming officer/board member positions any longer. Our main fundraiser for Dogwood Creek Park is Chelsea Christmas Village. The funds we raise through this venue allow us to continue our effort to improve and maintain our park. We solicit vendors, coordinate our venue in conjunction with Chelsea’s Christmas parade, advertise event, and collect a booth fee from each vendor.

Should it come to pass that we can no longer manage Chelsea Christmas Village, funds for our park will be greatly reduced.

Chelsea Christmas Village Manager – Maintain vendor database. Generate vendor invitations via email in August. Email confirmation letters for each received vendor application. Collect and track booth payments. Submit advertisements to 280 Living, PostNet, etc. Attend festivals, fairs, flea markets to pass out business cards to potential vendors. Plan layout of vendor booths according to size requested.

Chelsea Christmas Village Committee – Gather donations from HOA members of Christmas items, Auburn or Alabama items or any items that can be used and offered at the HOA Silent Auction Booth. Chalk vendor booth layout on field. Collect Silent Auction vendor donations day of event. Provide manpower day of event to direct vendors to their booth.

Board Member – Tax Preparation

Presently, a past officer is handling our tax preparations on any profit from Dogwood Creek Park fundraisers. Calling any homeowners willing to prepare our taxes to please step up and take over this position.

Many ask if HOA dues support our Dogwood Creek Park. No HOA dues are used to support Dogwood Creek Park. Donations and fundraisers provide all monies used on the development and maintenance of Dogwood Creek Park. Accounts are kept separate by our treasurer.

Sincerely,

Dave Garner, President
Yellowleaf Homeowners Association