



Elliot Pointe News

SEPTEMBER 2016

Annual Meeting October 26!

New Fine Policy

Effective September 30, 2016

Part V: Guidelines that Govern E.P.H.A.

Association Rules DOC. No. 001 (E.P.H.A. Board 1990-91)

Procedures 6.0-7.0

Violation of covenant will result in a notification letter explaining the violation. Homeowner will have 30 days to respond and correct violation. If no action or response is received within 30 days, the homeowner will receive a second letter with the accrued fine violation. Fines will accrue at the same rate each month until paid and until the violation is corrected or unless the Board of Directors seeks legal action. Any Homeowner accruing fines in excess of \$1,000 will result in a lien on the property.

Fines

Yard Maintenance Neglect _____ \$50 (this is the average cost of a gardener/visit)
(Article II, Section 12)

Storage of vehicle (boat, RV, trailer, or inoperable auto) _____ \$100
(Article XII, Section 2a)

Non-compliant, non-approved roof _____ \$10,000
(Article VI, Section 4)

Late Dues _____ \$25

* all fines will accrue at the same rate per month until action is taken. Dues are due on April 30 of each year. Due notices are mailed out in January of each year.
(Article IV, Section 6. Also Part III)

Filing Fee _____ \$8

Lawyer's Fee (per hour) _____ \$285

Interest per annum _____ 12%

*Refer to Blue Book p. 59-61 or EPHA website for more details



New Roofing Policy

Effective Immediately

In March, we had a presentation from a Pabco Roofing consultant. We requested that he give us an update on the types of materials being used in new roofs, warranties, and about the best type of roof material for the best price. Here is what we learned:

- Almost all roofs are now guaranteed for 50 years
- There are several options of roofing tiles that meet the EPHA style requirement at affordable costs.
- Going forward, EPHA will require that roofing tiles are at least 360 lbs./square. **ASK your roofer to show you these tiles only!**
- Do not clean your tiles with soap or Tide detergent. This will alter the surface tension and make your water flow in the wrong direction. If you want to clean your roof, just use bleach and water.

Approved Materials List:

- Presidential shake TL (or any shingle that weighs at least 360 lbs/square)
- PABCO Paramount Advantage (or any shingle that weighs at least 360 lbs/square)
- PABCO Paramount (or any shingle that weighs at least 360 lbs/square)
- PABCO Premier Advantage (or any shingle that weighs at least 360 lbs/square)
- Tile
- Metal roof
- Euroshake

All roofs for consideration require written approval from the ACC and the weight of the roof tile must be stated on the contract.

Please join us for the

Annual Elliot Point Homeowner's Meeting

When: Wednesday, October 26

Time: 7:00-8:00 pm

Where: Rosehill Community Center, Frost Room

Agenda: Neighborhood Reports

Elect Officers

Discuss new fine policies

Discussion of Solar Panels

Q&A

Each year we get valuable input from the neighbors that join us. There are 177 homes in Elliot Pointe and fewer than 12 homeowners join us each year. That's only 6% of our neighborhood. If you want to address issues in the neighborhood or express ideas or concerns, please attend this meeting. We take your input seriously. Remember, this is a **volunteer** board, so we welcome your input and support to keep our neighborhood friendly and beautiful.

We receive quite a bit of input (complaining) whenever the Board must address a complaint directly to a homeowner. Most of the input is negative. Recently, we have heard comments such as, "Why don't you just disband?" and "Why are you harassing me? My house looks nice. How about taking care of that house across the street?" The fact of the matter is, we are. We are doing our best to address all houses that are non-compliant and to address complaints that we receive, but again, we are a board of 5 people trying to handle a neighborhood of 177. This summer, the ACC addressed over 50 complaints, most of them in person. She is working hard! We could really use your help.

As for disbanding, this has been brought up several times at meetings and to me directly. I have addressed this issue in past newsletters. Our CC&Rs are written such that this is difficult to address and not everyone supports it. Please refer to Article IX, Section 1:

"The covenants, conditions, and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended until terminated by an instrument approved by sixty-seven (67%) percent of the votes entitled to be cast. This Declaration may be amended at any time by an instrument approved by sixty-seven (67%) percent of the votes entitled to be cast," (21).

For the low cost of \$55/year in dues, it has been easier to do our best to keep this association running. Many believe the association added home values by having a home that is in a well-kept neighborhood. Additionally, if no Board of Directors continues one, then one can be appointed by law by the state and this could result in higher dues if an outside company were to take over control. Food for thought, which is why we would really like your attendance and support at our Annual Meeting. We look forward to seeing you there!

Thanks!

Melanie Banfield

EPHA President