

# **Crimson Ridge Declaration Amendment Proposal**

## **Frequently Asked Questions**

### **Why is the HOA doing this?**

The Crimson Ridge (Oakbrook and Maplewood) declarations are 20+ years old and don't currently consider some of the major changes that have occurred over the years.

- Solar Panels
  - Outdated: big and bulky, taking up yard space
  - Current: efficient, affordable, fit on or integrate with the roof and much less noticeable
- Rental Properties
  - Outdated: rental properties were generally apartments and townhomes
  - Current: single family home purchases to be used as rentals is a common investment and renting single family homes is a popular option for renters
- Trash and Recycling
  - Outdated: homeowners were responsible for purchase and maintenance of bins
  - Current: bins are uniform and provided by the collection vendor for efficient pickup
- Recreational Equipment
  - Outdated: not originally addressed
  - Current: need to address recreational equipment location to maintain a uniform appearance

### **Where can I find the current declarations?**

The current Declarations and By-Laws can be located on <http://payHOA.com/Documents>.

### **What are the proposed amendments?**

Summarized modifications (The PayHOA survey will include the entirety of the modifications)

- Allow solar panels as approved by the ACC. Solar Panels are currently prohibited
- Require rental or leased properties to have professional lawn and yard maintenance
- Provide ACC ability to approve of outdoor recreational equipment and its placement
- Provide ACC ability to govern placement of trash and recycling receptacle

### **Can I suggest additional declaration changes?**

Yes, a homeowner may always provide opinions and/or suggest declaration modifications to the HOA board. Declaration modifications require legal review and language drafting then neighbor voting. The declaration modifications currently presented have completed the legal process and are set.

### **Will this increase the HOA dues?**

No. Dues are based on budgetary needs. These amendments do not impact the association budget.

### **Can't the HOA just ban rental properties?**

Banning rental properties is not recommended by legal counsel and is a legally touchy subject. In addition, rental investors help to keep our for-sale inventory low and boost property values in our neighborhood. The number one complaint the HOA receives about rentals is yard maintenance so the board has chosen to address this issue.

### **Is there grandfathering?**

No.

- Rental properties will be required to adopt lawn service provisions
- Trash and recycle bins will need to adhere to ACC guidance. ACC guidance will be centered around putting out refuse the night before, bringing bins in by end of trash day, and storing them so they are NOT visible from the street. A small fence or landscaping on the side of house will most likely be acceptable. Formal, written ACC guidance will be provided at a later date and published.
- There are a few instances where the ACC will ask for a piece of recreational equipment to be moved to the back yard. The goal is not to limit recreational equipment but to make sure that a sightly, well-maintained neighborhood is maintained

### **What is the process for updating the declarations?**

Request Owners respond to a survey on PayHOA to either approve or disapprove the amendments.

- a. If 75% of Owners approve, then the HOA will need to collect notarized ballots
- b. If less than 75% Approve, there will be no further action

### **Who should I contact if I didn't receive the survey?**

All PayHOA registered owners should have access to the survey at <http://payhoa.com>. While a household may have multiple members with access, only 1 survey response per household is requested.

Owners can request PayHOA access at <https://app.payhoa.com/sign-up>.

### **How many times can I take the survey?**

Only 1 survey per household.

### **Is my approval or disapproval on the survey binding?**

No, the survey is not binding but the HOA requests you vote your true intent to save time on the follow up. The formal, notarized ballot is binding and will be filed with Johnson County to update the deeds. Should you change your mind, please contact an HOA board member.

### **What if I don't like the Amendments?**

Please take the survey and select to not approve. This way the HOA knows that you expressed your opinion.

### **Am I required to take the survey?**

The HOA board appreciates your input in this matter. The HOA may follow up with a post card or e-mail if you haven't responded to the survey.

**Is this approval anonymous?**

Not completely. A few board members will have access to the results but the results will not be public information and will not be shared. The HOA will need to know who approved to follow up with a formal ballot.

**A notarized ballot sounds like a hassle?**

The HOA board realizes this and is working to minimize the hassle. Per the survey, should the Owners approve the amendments:

- The HOA will have a fun neighborhood event with free goodies and a few notary publics ready to formalize your ballot. Stop by with your ID and sign. Actual event TBD
- No charge for a HOA provided neighborhood notary public for this event only
- If you have access to a notary public, you are free to use them and return the formal ballot. You will need to be provided with the proper form

**I think this makes our neighborhood better. What can I do to help?**

Be an advocate. Please socialize with your neighbors and Crimson Ridge friends. Remind them to respond to the survey.