

To Wakefield HOA Members:

We are looking for committed homeowners who want to make a positive change to our neighborhood!

This year the HOA Board is forming a Covenant committee to review potential changes to the Neighborhood Rules and Regulations of the HOA Governance documents. The current document can be found at the following web address.

<http://cgwakefield.com/wp-content/uploads/2013/02/CG-Wakefield-Rules-regulations-procedures.pdf>

We need several homeowners to volunteer their time to work alongside board members to review the existing document and to prepare a proposal of changes for the Board during the April 2015 Board meeting.

As you no doubt likely know, a change to the actual covenants requires a vote of the homeowners and a large number of homeowners needs to agree to the change (2/3 of all homeowners' votes). While this committee can certainly discuss potential covenant changes, the main focus will be on updating the Rules and Regulations document.

The board already has several ideas for possible changes and / or clarifications. This list is not finite, and the Covenant committee will add or delete from this list as appropriate. We hope to receive homeowner feedback during the Annual meeting this January to help determine what is important to the homeowners of our neighborhood.

Possible ideas include but are not limited to:

1. Step-by-step process of how the violation letters are sent, grace periods homeowners should expect, stressing that homeowners call the current management company (Crestwood) to discuss any relevant circumstances (family hardships, temporary nature of violation, etc.)
2. Grace periods for trash cans and /or the revision of the rules regulating placement of trash cans (behind privacy fences, garages. etc.)
3. Certain violations history can be reset after two years. This would help to assure homeowners that past history will not be used against a homeowner.
4. Homeowner requests to remove shutters on house (covenant change)
5. Ambiguity of what constitutes "regular house maintenance". Such as guidelines for timeframes for painting a house or trim, what is meant by a letter indicating the homeowner is to perform general maintenance, etc.
6. How long can boats, campers, trailers be on property for spring/fall clean up, or landscape projects.
7. Grace period for people to complete updates when buying a repo.

The goal of this committee is to meet three to four times during February, March and April, with the final proposal submitted to the HOA Board at the April Board meeting.

We are excited at the potential of this new committee and the possible benefits to all homeowners!