

Concord Ridge Homeowners Association Inc.
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July 19, 2024

Hello Concord Ridge HOA Member,

We are half way thru the year and want to provide some insight from your board. The board is a group of 5 members of your HOA community. We were elected by the neighborhood at the first annual meeting, following the Developer turning the HOA over to the owners. We serve as volunteers and desire to assist our neighbors and neighborhood. Like most of you, we have jobs, families and responsibilities. This being the first year the HOA has been in control by the membership, the board is listening to members feedback and comments to gather ideas on what the membership would like to see going forward. We thought it might be helpful to inform the membership on how we are operating as a board.

We have developed the following guidelines for general daily and annual Association operations.

1- Communication in regard to HOA information will not be made on social media by the Board and managing agents. Social media presence is not a duty in the governing documents. Therefore, to relay actual concerns, questions, or comments in regard to the Association governing documents and polices, you will need to communicate directly to the managing agent, Hart Consulting. You may call, text or email Hart Consulting at the number and email listed above. Hart Consulting is the hired managing agent and it is their duty to be available to answer questions and relay concerns and comments to the board. Comments on Facebook or other social media are not the proper channel and will not reach the board for their consideration or discussion.

Example of proper comment/inquiry - Member emailed Hart Consulting stating they would like to see an amendment proposed to the governing documents which would allow larger above ground pools on individual lots. The member stated she knows of at least 3 others that are in favor of above ground pools. Hart Consulting let her know, those other 3 members need to contact Hart Consulting to express their comments themselves.

2- The board conducts business through emails as needed to approve individual exterior requests and other unexpected needs that may arise. The board will have in person board meetings on occasions when a topic needs more discussion. The annual

meeting is held in January and this meeting is open to all members to attend. The annual meeting serves as the opportunity for all members to provide input and actively participate in discussion about the HOA operations and expenditures.

3- The routine operations and expenses of the Association are prepared and approved the prior year. These items include the following: mowing, treatments, landscaping, street lighting, trash and recycle, management services, administrative, pond treatments, reserve contribution.

Large expenditures require budget planning and may have to be phased into the budget over years. For example, adding a fountain or aeration system to the pond. When the board receives a request for consideration of a special or large project the process is as follows: define scope of work, solicit competitive bids from insured vendors, consider professional opinions, other options, on going expenses related to project, and how this will serve the majority of the members.

4- Making amendments to the governing documents. To make an amendment to the governing documents 75% of the membership must agree to the amendment. After the first 20 years it drops to 60%. There are 172 lots in Concord Ridge, so 129 lots have to agree to the amendment. There are legal and administrative expenses as well as a significant amount of time associated with a proposed amendment. The process to make an amendment is as follows: request input from members, determine the likelihood the amendment will have enough support to pass, legal write up, send notice to membership of proposed amendment and date of special (or annual) meeting to vote on proposed amendment. If passed, the amendment must be recorded and notice sent to the membership.

The board is tasked with balancing services within the budget constraints and enforcing governing documents to the best of our abilities. We must also consider the impact and make decisions that serve the majority of the membership and not just a select few. While there are members that are not happy, we feel the overall membership is pleased with the Association operations. Members enjoy calling Concord Ridge home and values continue to go up. We hope this provides insight and understanding as to the workings of the HOA Board. We look forward to discussing your comments and ideas at the annual meeting in January. As always, members may contact the managing agent at any point throughout the year with concerns.

Sincerely,

Your board of directors for Concord Ridge HOA
Andrea, Matt B., Matt T., Tim and Julie