Dear Fellow Neighbor,

The Hunter’s Green Voting Representatives are scheduled to meet on May 2, at which time some important decisions will be made. Four items are on the ballot that could amend our Declarations and change the rules regarding parking, basketball goal usage and lease terms within Hunter’s Green. As expected, strong emotions have been stirred and, regrettably, controversy has ensued. Accordingly, we are taking this opportunity to provide facts so that these items may be given your proper consideration before the meeting.

To begin, this vote has been four years in the making. On the attached timeline, you can see the steps taken, starting with the initial discussion by the 2014-2015 Board. In 2017 our Declaration (a part of our governing documents) was preserved as required every 30 years by statute. The Preservation combined all previous amendments to the original Declaration into one document. The Board and staff then worked on a full rewrite of the Declaration, amending it to remove language no longer useful. While reflecting on the last 30 years and anticipating the next 30 years of Hunter’s Green, the Board considered numerous other proposed Declaration changes and voted whether they should be advanced to the Voting Representatives for consideration. You may not be aware, but other amendments from the rewrite, such as the Garage Hardship amendment, were presented and passed between that initial discussion in 2015 and now. The May 2 vote will be the last vote in a series of individual amendments prior to the full Declaration rewrite of more routine amendments being presented for adoption.

The members of the Board of Directors are your neighbors who have lived alongside you, listening to your concerns over the years, and we have heard enough to know that this particular amendment vote creates a divisive situation. A Town Hall meeting was held to present and discuss proposals for these amendments to get input from homeowners. Those who opposed the ideas at the meeting asked us to better prove resident support. As a result, a survey was launched, but it was closed early due to respondents attempting to skew the data. We did, however, manage to hear from 25% of those who received it, and of the 546 survey responses collected, 56% supported the flex bay concept and 40% supported the basketball proposal.

The fact that these results are so split down the middle is precisely the reason the Board felt it was necessary to put it to a vote. Not holding this vote would mean ignoring the opinions of more than half the community. We believe it is more important to have a fair vote than no vote at all. Whether or not you support the amendments, this vote provides you a voice and an opportunity to participate. The Board wants you to decide what you want in your community.

Our Declaration is a living, fluid document. In fact, there have been 20 amendments made to it in 32 years. The procedure to make such changes starts with a proposal, either to or from the Board of Directors. The Board can decide whether or not to bring an item before the Voting Representatives. The Voting Representatives should then evaluate the opinions and interests of their neighborhood’s members and vote accordingly. Each Voting Rep is assigned one vote for every 100 square feet of the total square footage of all homes within their neighborhood. In order for any amendment to pass, it must receive two thirds of all votes cast.
The May 2 vote is the first step toward change, not a guarantee of change for you should the measures pass. Regarding parking and basketball goals, a ‘yes’ vote would amend the rules of the Master Association, but not your Neighborhood Association. Currently, each has its own Declaration that restricts the implementation of the changes at your home. This backstop can only be removed if your Neighborhood Association Board votes to bring a subsequent amendment to a vote for your neighborhood. At that time, every homeowner/household gets to vote. Voting ‘no’ on these ballot items will leave the Master Association rules as-is and prevent all neighborhoods from having an opportunity for change.

We recommend that you read the drafted amendments carefully to be sure you understand what will and will not be allowed with each ballot item.

Please remember that your Voting Rep is a volunteer with a tremendous responsibility. They are not just placing their vote for you; they are doing so with you when you share your thoughts and opinions with them. However, this needs to be done in a respectful manner. Leaving letters in their mailboxes or knocking on their doors, for example, is not the way to go about sharing your thoughts. Please utilize the methods that they have put forward for your neighborhood be it a survey, a neighborhood town hall or a neighborhood association board meeting.

Finally, some within our community have accused current Board members of being unethical, of pushing our own personal agendas and of being irresponsible with the duties of our positions. We volunteer to serve on this Board because we care about where we live and we care about you, our neighbors, so we are personally interested in this vote. We do not, however, volunteer to serve our personal interests. That is the distinction. Personal attacks, social media posts containing speculation and misinformation and scrutinizing on our homes are not helpful and do not support meaningful dialogue. It is certainly not the behavior exampled by this Board. This Board has been inclusive, open and transparent from the very beginning. We have conducted the business of these amendments in this way because we feel that it is a decision to be made by the whole community, not just Master Board members and Voting Reps. We want to empower the Neighborhood Associations to implement changes based on the needs of their neighborhood should they deem to do so. We want a properly representative outcome to prevail from opinions that were formed freely and independent of outside influence or erroneous information.

Between now and May 2, we ask that you take some time to not only reflect on your own needs but also those of your fellow neighbors as you consider what you want for Hunter’s Green moving forward. The Board of Directors and the Community Association staff are here for you and are happy to help. After May 2, we ask that everyone respect the outcome. After all, it is not just the rules of Hunter’s Green that make it the premiere community that it is but the people within it.

Sincerely,
The Board of Directors
Hunter’s Green Community Association
Timeline of Declaration and Proposed Amendments

March 10, 2015  Parking Restrictions Changes first discussed by Board

July 12, 2016  16-Months Later the Voting Representatives passed three out of four proposed amendments; the **Garage Hardship was defeated**.

March 14, 2017  Initial Discussion regarding Declaration Preservation and Re-Write

March – July 2017  Initial Draft of Proposed Declaration **Re-Writes over 5-Months**

August 8, 2017  **Preserved** Existing Declaration

August 29, 2017  Amendments to Voting Reps.

  - Articles of Incorporation – Notice and Two-Thirds to Amend
  - By-Laws – Added “Master” and made consistent with Articles


January 9, 2018  Amendments to Voting Reps. – **Substantive Changes**

  - Commercial Vehicle Definition & Garage Parking Exception **Failed** (Voted Together)
  - Design Review Criteria - **Passed**
  - Amendments by the Voting Representatives – **Passed**

August 14, 2018  Amendments to Voting Reps. – **Substantive Changes Passed**

  - Garage Hardships (Length/Width/Height) **Passed**
  - Definition of Commercial Vehicle - **Passed**
  - Commercial Vehicles Inside Garage - **Passed**

September 11, 2018  Additional **Substantive** Amendments Discussed

  - Flex Bay (Requested by Voting Reps and Members after last vote on parking in August of 2018)
  - Proposal for Basketball Goal Amendment Presented
  - Heard Appeal from Homeowner needing allowance for “Use of Magnets” - Appeal was denied.

October 9, 2018  Board Voted to advance Remaining Proposals to Voting Reps.

November 13, 2018  Final Flex Bay language approved.

January 8, 2019  Town Hall Meeting Set to Discuss Substantive Amendments

February 12, 2018  7-Month Lease Minimum prior to Leasing Proposed and Approved for advancement to Voting

February 21, 2018  Town Hall Meeting Held

May 2, 2019  **Voting Representative Will Vote**