



II. How the HOA Protects Property Values

One of the biggest advantages of a common interest development is the ability of the Woodlands of Livonia Homeowners Association (WOL HOA) to preserve, protect, and enhance property values. That ability, however, relies on a strong Board of Directors to guide the HOA and perform their duties.

The common misconception of an HOA is that it has a collection of rules and regulations limiting personal freedoms and individuality. But it is those same rules and regulations that protect, preserve, and enhance the investment each of us have in our homes. It is a reason some choose to live in the WOL Community.

If you pull out the Covenants, Conditions and Restrictions (CCR's) and read them, you will see that the Board of Directors has been given a blueprint on how to protect your investment. First and foremost, our HOA is not just made up of the Board, Committees, and other interested owners. The WOL HOA was established as a corporation in which ALL owners are members. What that means is as a homeowner with the purchase of your home, you have agreed to Article VI of the CCR's and committed yourself to become partners with every other owner in our community. In order to achieve the primary goal of the HOA (preserve, protect and enhance property values) certain CCR's were established.

In those CCR's the Board is given the authority to establish Rules & Regulations (R&R's) that complement the HOA's purpose as stated in the CCR's in Article V. When we follow the CCR's and R&R's, we are doing our part as members of the HOA. Architectural Controls, guidelines, and procedures for gaining architectural approval were established to promote aesthetic conformity and eliminate architectural changes that threaten the investment ALL other members have in the HOA, which is what Article VIII in the CCR's are all about. By following these guidelines and obtaining approval from the HOA before any architectural changes are made, we are doing our part of preserving our investment as members of the HOA.

Our Board of Directors is charged with overseeing the operations of the HOA and to see to it that the CCR's and R&R's are followed by the HOA members. The Board is made up of other homeowners just like you. These members volunteer their time and energy to serve the HOA because they care about the investment they have in it. Committees are formed as needed to assist the board with this responsibility. These committees are made up of other volunteer homeowners. When you volunteer to serve on the Board of Directors, or any of our WOL HOA committees you are helping with your part as a member of the HOA.

Finally, the Board of Directors meets on an as needed basis, and communicates via email, text, and phone in order to make decisions and to keep up-to-date on HOA business. Minutes of the Board meetings are posted on the WOL HOA website following the adoption of the minutes by the Board. As homeowners, keeping up with the HOA matters, contributing your opinions or ideas to Board members, and being active in the HOA is only good business. Once again, doing your part to be a valued member of the Woodlands of Livonia Homeowners Association is encouraged and appreciated by both the Board of Directors and your neighbors.