

## Protecting Property Values – What The Woodlands of Livonia HOA is All About

One of the biggest advantages of living in a common-interest development is the ability of the Association to preserve, protect and enhance property values. That ability, however, relies on a strong Board of Directors to guide the Association and perform their duties.

The common misconception of an Association 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.

If you dust off your copy of the Covenants, Conditions & Restrictions (CC&R's) and reread them, you will see that the Board of Directors have a blueprint on how to protect your investment. First and foremost, our Association is not just made up of the Board, Committees and a few interested owners. The Association was established as a corporation in which ALL owners are members. What that means is, as a home owner, you have committed yourself to become partners with every other owner in the community. In order to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain Covenants, Conditions & Restrictions had to be established.

In those CC&R's, the Board is given the authority to establish Rules & Regulations that complement the Association's purpose. When we follow the CC&R's and the Rules & Regulations, we are doing part of our duty as members of the Association. Architectural controls and guidelines and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following architectural guidelines and obtaining approval from the Association before any architectural changes are made, we are doing part of our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&R's and Rules & Regulations are followed by the Association's members. The Board is made up of home owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees are formed as needed to assist the Board with their charge. These Committees are made up of volunteer home owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing part of your duty as a member of the Association.

Quarterly assessments (dues) are necessary to protect and maintain our community assets, which in turn, preserves, protects and enhances property values. When owners fail to pay their dues, the Association may ultimately be unable to meet all of its financial obligations. The result—the degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their dues on time can adversely affect how Association business is conducted. When you pay your dues on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meets on an as needed basis, or communicates by email, in order to make decisions and to keep up-to-date on Association business. Minutes of Board meetings are posted on the Association web site following adoption of the minutes by the Board. As home owners, keeping abreast of association matters, contributing your opinions or ideas to Board members, and being active in the Association is only good business, and you are doing part of your duty as a member of the Association.