

THE HEIGHTS

At Jackson Creek
Homeowners Association

Homeowner Information

Your homeowners association is being resurrected. It will initially be a NO DUES organization. In order to operate with NO DUES we must be able to communicate back and forth electronically rather than using the costly U.S. Mail. It is important that we know who you are, most importantly, your email address. Your email will only be used for association communication back and forth with you and not be provided to anyone outside the Association.

The purpose of your homeowners association is to provide a method of coordinating the protection and enhancement of our community and properties, to coordinate and define certain duties, powers, and rights of homeowners within the community, provide a method for homeowners to communicate and coordinate with one another and to manage and enforce the community covenants.

Obviously we cannot operate without money. The original Heights community organization failed because homeowners would not approve an annual assessment of \$89.00 per household. We have neighboring community homeowners that are operating successfully with a NO DUES arrangement. It is intuitive that in order to get resurrected we must also operate with a NO DUES arrangement. One method of generating revenue practiced by other homeowner associations is to charge a transfer fee when a property changes ownership. The justification for charging this fee is for the work required to change the homeowner's association records and for providing the new buyers with the association documentation including the recorded Covenants, Conditions and Restrictions. Another method of deriving money will be by small voluntary contributions by homeowners. By eliminating the high cost of printing and postage it is likely that our homeowners association can function and survive on a bare-bones budget.

Once we complete the initial fact-finding activity and once we have your email address, we will email you with a date, time and place of a general meeting where we will discuss the plans for the association, respond to your questions and elect a Board of Directors. We will also be asking you for your willingness to serve on the Board of Directors, being a Sector Coordinator or serving on a committee.

Until such time as we have an election we have no officers. Be patient while we get a web site designed and can begin to communicate electronically.

There are a small number of homeowners who, for whatever reason, do not want to have a homeowners association. Once the homeowners association is resurrected, because you are a homeowner in The Heights at Jackson Creek, you will be, de facto, a member of the homeowners association and will be affected by the activities, actions and decisions of the homeowners association.

In the event that I missed you, please call me at your convenience so I can get your email address.

Sector Coordinator

Telephone