

# Why Does Our Community Need an HOA?

## Protecting Property Values Is What Our Association 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.

But, just how does the Board of Directors guide the **Association to perform those duties?** **Often, we think of** the Association as 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 home.

If you dust off your copy of the Covenants and reread them, you will see that the Board of Directors has a pretty precise 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. It was established as a corporation in which *ALL* owners are members. What that means is the, as an owner, you have committed yourself to become business partners with every other owner in the community. But, in order to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain Covenants, conditions and Restrictions had to be established in order to achieve that goal. In those Covenants, the Board is given the authority to establish *policies* that complement the Association's purpose. When we follow the Covenants, 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 the architectural guidelines and obtaining approval from the Association *before* any exterior ar-

chitectural 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 Covenants and policies are followed by the Association's members. The Board is made up of 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 to assist the Board with their charge. These committees are made up of volunteer 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.

Monthly assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is 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 assessment on time can adversely affect how Association business is conducted. When you pay your assessment *on time*, you are doing *part* of your duty as a member of the Association.

Finally, the Board of Directors meets on a regular basis in order to make decisions, keep up-to-date on Association business and to hear from other owners in order to make proactive business decisions. As owners, keeping abreast of association matters and contributing during Open Forum is only *good business*. When you choose to attend the Board meetings, you are doing *part* of your duty as a member of the Association.

Source: <http://myhoa.webs.com/apps/links/>

**Hurricane Season**  
**June 1st through**  
**November 30th**



<http://www.nhc.noaa.gov/prepare/>



**Our City Provides Entertainment Options**

The City of Altamonte Springs has fun activities planned to keep you entertained this Spring and Summer! Check out the Uptown Altamonte Calendar of Events!

<http://uptownaltamonte.com/events0a.php?mnow=20130401>

**Dive into Fun at the Community Pools**

The Pools are open from 8 am to 9 pm daily except when maintenance is being performed. The South Pool (Forest Edge) is closed on Thursdays and the North Pool (Clubhouse) is closed on Fridays for maintenance. Both pools open at 5 pm of maintenance days.



Don't forget you can purchase your Rec Pass for \$3 at the Clubhouse for access to all of the Country Creek Amenities including the pools, basketball court, tennis courts, playgrounds, the gazebo, picnic areas, clubhouse, walking trails and the WiFi at the pools and clubhouse.



**Help Keep Forest Edge a Safe Place to Live!**

**Observe all Stop Signs and the Speed Limit.**



**Tree Removal Reminders**

Forest Edge Covenants 8.5.10—  
*No tree of any species or any size may be removed from any place in the Subdivision with the specific approval of the ARC.*

This includes trees that are dead or causing root damage to home, driveways, or walkways. The City of Altamonte springs requires a permit fro all tree removals.



**Pool and Playground Repairs**

Several repairs have been made to the common areas maintained by the Country Creek Master Association.

The gate to the Forest Edge pool has been repaired, the router for the WiFi replaced, and the basketball court has been cleaned.

Call the Country Creek Clubhouse with any concerns -  
407-295-6881.