

08 June 2021

## SCR NEIGHBORHOOD STATEMENT:

### THE NATURE OF AN HOA BOARD

The HOA's Board is voted on by the neighborhood homeowners (the HOA Members) when you vote to elect the Board members, you are agreeing that they (the HOA Board) will represent you and do what is right for the community as a whole. They and only they have the power to vote on matters for the neighborhood once they are elected. Elections happen every year at the annual meeting.

### OFFICIAL SCR HOA COMMUNICATIONS

The website and the official SCR HOA Facebook page are the main ways that the board will push out information. Any issues, ideas, problems need to be emailed to the HOA Board through the appropriate website/email. We acknowledge that there have been issues with the current website and getting out information in a timely manner. As of right now, there is a third party responsible for updating and getting things out to the residents, however there is a NEW website in the works that will be managed directly by the board. This will allow a more efficient and streamlined delivery of neighborhood news and updates.

### HOMEOWNERS' VS RENTERS – HOA INVOLVEMENT

Unfortunately, renters do not have say in HOA matters, only the actual homeowner does. If a homeowner is behind in dues, has late fees, then the renter is impacted and cannot enjoy amenities.

If you are an up-to-date homeowner, and still having issues, please email the board or Ryan Smith, our property manager to discuss.

### MANAGEMENT COMPANY INVOLVEMENT AND RESPONSIBILITIES

The management company, hired by the board, works alongside the Board and is responsible for ensuring the bylaws and CCRs are being followed by all homeowners, as well as ensure the board is operating under the bylaws and CCRs. The Management company also manages all of the financial operations on behalf of the board. The CCRs and bylaws are available on the HOA website.

### DUES, FINES, VIOLATIONS, & FEES

If you have problems in paying your dues or any fines that may have been issued, reach out to the Board, and maybe they can work out something with you. The HOA Board does not give out violations. Any violation a homeowner receives, is either from the City of Fort Worth for a violation of city code, or the Management Company for a CCR violation. When you bought your home, you signed a contract agreeing to the HOA Bylaws and CCRs, whether or not you realized it. If you do not have a copy of these, reach out to the Board, or Ryan Smith.

### MOVING OUR COMMUNITY FORWARD

The board is trying to find different ways to communicate the future plans and ideas, they are doing what they can to maintain this community and make it better than what they were handed from the developers. Gehan/LGI are no longer here, nor do they have any say in this neighborhood. Yes, they made promises to some of you that they didn't keep (bigger pool, less entrances, more parks, all sorts of amenities), they wanted to sell a house, so they lied, we all know they lied. We must find a way to move past that. The board members are homeowners just like you, and did not lie about these things, but it seems some homeowners want to blame the board for Gehan or LGI's shortcomings. The board had zero input on the development of the neighborhood or over what Gehan/LGI said or did. If you want to know what is going on with something, just ask the board, who are very open to talking with you about concerns or issues. Please use the proper channels to communicate, not a Facebook Chatter group that has stated time and time again, that they are NOT part of the HOA or the board, but rather for the neighbors to help each other. This Chatter page is not run by the Board. Rather, it is run both by and for neighbors (ie...homeowners and renters, some of which no longer reside in our neighborhood) and the board is not able to communicate HOA business on this page, outside of sharing an announcement from the official page. The HOAs Facebook page is for homeowner members, as the board can only work with actual homeowners. Residents that rent their homes, can come to meetings and listen, so they know what is going on, but in order to use amenities, they must go through their landlord.

### UPCOMING MEETING

The Board has heard some of your concerns, and have decided to hold a "Town Hall", it will be held **Monday, June 14 @ 6:30 PM at the park on Spring Ranch Drive.** We hope and encourage you to bring thoughtful questions to a discuss the board.