

December 20, 2023

Greetings Homeowner of Elk Run HOA, Division 3,

We hope this letter finds you well.

As we have communicated in the past, several of our neighbors in Division 5 reinstated the abandoned HOA back in 2018 with the hopes of creating an "HOA Lite". We have gathered a board of neighbors who value a relaxed atmosphere, promoting a non-invasive approach to our rules and regs, with an emphasis on fostering a sense of community, and pride in our neighborhood through cooperation rather than strict enforcement. So far, it's been a very pleasant experience for us all and we feel very lucky to have a governing board that's so relaxed.

Our meetings are casual, lately only once or twice a year on Zoom, and we focus on maintaining a harmonious neighborhood without unnecessary intrusion into residents' lives.

We see the value in reorganizing our HOA board and we hope you will as well. The majority of our annual budget is allocated towards maintaining the landscaping at the main entrance on 228th and SE 279th St and the planting areas also on SE 279th St. We have a monthly landscaping crew that helps the areas look tidy. We intend to ask them to continue down the hill and tidy up the entrance to your street as soon as we collect enough dues to cover the ongoing cost.

Additionally, in this current climate of renters' and squatter's rights, we feel a responsibility to contribute to creating a cohesive and well-maintained community for both homeowners and tenants.

**A bit of History:** Due to the 2008 recession, the earlier HOA Board had decided to temporarily suspend dues. During that time the HOA Board more or less abandoned it and in 2018 it was resurrected due to community concerns over liability and maintenance issues.

At that time there was an effort by some homeowners to disband the newly resurrected HOA. A number of signatures were collected, and the effort ultimately failed. We hired an attorney to receive legal advice who shared that there would be a substantial cost of separating Divisions III and V due to the HOA being written into all homeowner's Deeds/Titles. We decided to provide time and release funds (by way of suspending dues for Division III) for this to happen. However, it has now been five years and we are still legally connected to Division III who did not make efforts to separate.

That said, it is unfair for Division V homeowners to continue to shoulder the costs of liability in our dues. Therefore, we will no longer be suspending the billing for Division III and this year you will receive a bill for dues versus the previous bill, which showed no dues owing.

Dues at the time of reinstatement were \$94 per year and have since increased to just \$125 per year.

For these dues, all property within Elk Run 5 HOA which is unmaintained such as the entranceways and unusable vacant lots are maintained to a basic level by a landscaper. Reinstatement of payment would expand these services to include Elk Run 3.

Going forward, we will begin billing for the 2023-2024 year at \$125.00 for the year. Our billing cycle is Nov-Oct but you should see a bill after the first of the year.

Once you receive your bill please respond by mailing a check to our P.O. Box or you can pay online through our website. There is a small fee for paying online to help us cover the processing fees. [www.elkrunhoa3and5.com](http://www.elkrunhoa3and5.com)

We are excited to have you join us again and we hope you see the value in having our “HOA Lite”! We send a couple of updates a year via email. If we don’t have your email address please visit our website and join our mailing list.

All our governing documents are posted there as well as our financials, and past meeting notes.

[Www.elkrunhoa3and5.com](http://Www.elkrunhoa3and5.com) and we have a Facebook group also! Elk Run Div. 3,5. Please let us know if you have any questions.

Sincerely,  
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