



# Homeowners Association

## Vision, Mission & Values Statement

### Vision

*We envision a community that offers an inspiring lifestyle and quality of life, and is a desirable place in which to live and enjoy the benefits of family, friends and community.*

### Mission

*Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants, support of initiatives and improvements which enhance property values, and benefit the greater good of the Heather Lake Estates community.*

### Values

*In all our activities to achieve our vision and mission we value integrity, transparency, fairness, consistent application of the CCRs (Covenants, Conditions & Restrictions) community participation, respect, cooperation and a sense of community.*

## Board of Directors Objectives

- ❖ Encourage collaborative and diverse participation that includes an involved membership.
- ❖ Utilize the experience of the Board members to make and implement responsible decisions and to dutifully plan and manage the Association's resources.
- ❖ Uphold the By-laws, Covenants, Conditions and Restrictions and policies of the Heather Lake Homeowners Association by taking a fair, ethical and objective approach in representing the interest of all homeowners to ensure that additions/changes to lots, homes, and common areas will preserve and/or enhance the value of our properties as a whole.
- ❖ Treat every issue which comes before the Board with respect. Resolutions and responses will be clearly communicated to directly affected parties. The Board will operate in a manner that is consistent with the Association By-laws.
- ❖ Protect and enhance the value of our neighborhood by maintain all common areas.
- ❖ Communicate with homeowners in a timely manner through appropriate mediums, and facilitate opportunities for activities and committees promoting a close-knit neighborly community that works together for the good of all.
- ❖ Be forever mindful of and preserve the Association's Vision, Mission and Values.
- ❖ Serve in the best interests of the Association at all times.



# Homeowners Association

## Homeowner Objectives

### Good Neighbors First

*In Heather Lake, we believe that there is no better substitute for resolving community issues than as neighbors. We value mutual respect at all times between all Homeowners and Board Members whether verbal, written, social media, or other.*

### Volunteerism

*We highly value participation in the Association that extends beyond the normal commitment(s) of being a member/resident.*

### Property Maintenance

*Property owners/residents will maintain their respective property in accordance with our covenants, conditions and restrictions (CC&R's) that enhances the Association and does not detract from the value of our properties or common areas. (CC&R's can be found on the Heather Lake Estates website)*

### Common Good

*We will evaluate all issues on their merit to the Association, our Mission Vision and Values, and not with regard to any particular interest person/group.*

## Homeowners Have the Right To:

- ❖ A responsive and competent community Association.
- ❖ Honest, fair and respectful treatment by Association leaders and managers.
- ❖ Participate in governing the community Association by attending meetings, serving on committees and standing for election.
- ❖ Access appropriate Association books and records.
- ❖ Prudent expenditure of fees and other assessments.
- ❖ Live in a community where the property is maintained according to established standards.
- ❖ Fair treatment regarding financial and other Association obligations, including the opportunity to discuss payment plans and options with the Association before foreclosure is initiated.
- ❖ Receive all documents that address rules and regulations governing the community Association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- ❖ Appeal to appropriate Association leaders those decisions affecting non-routine financial responsibilities or property rights.



# Homeowners Association

## Homeowner Objectives

### Homeowners Have the Responsibility To:

- ❖ Read and comply with the governing documents of the Association.
- ❖ Maintain their property according to established standards.
- ❖ Treat Association leaders honestly and with respect.
- ❖ Vote in community elections and on other matters as defined by our CCR's and bylaws.
- ❖ Pay Association assessments and charges on time.
- ❖ Contact Association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- ❖ Request reconsideration of material decisions that personally affect them.
- ❖ Provide current contact information to Association leaders or managers to help ensure they receive information from the community.
- ❖ Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations