



Talk About Towne

Towne Meadows HOA, Inc.
916 E. Baseline Road, Suite 104
Mesa, Arizona 85204
Contacts:
 Board President: *to be determined*
 Board VP: **Rod Luker** **rodtmhoa@aol.com**
 Board Treasurer: **Damon Stephens**
 Board Secretary: **Randy Gault**
 Manager: **Renaissance Community Partners (RCP)**
Kevin Bishop, President / Owner
Corilee Bishop, VP, Inspections Supervisor
Email: manager@tmhoa.com

PHONE:
480-813-6788
FAX:(480)545-6196

Talk About Towne is published for Towne Meadows residents.

Volume 4 - No. 3 **3rd Quarter 2005**

Top 10 Tips in Dealing With Your HOA

Depending on personal perspectives, experiences, and expectations, HOAs are perceived as positive or negative. To help our residents better understand how your HOA works, and also to "debunk" some of the more common misconceptions, we offer these 10 HOA tips.

- #1. **Communicate!** A good relationship needs good communication. Don't hesitate to ask, question, challenge, talk, e-mail, vote, attend, or suggest to "keep in touch".
- #2. **Get involved and participate!** This varies, but involvement and participation are two important ingredients that help maintain positive HOA relationships. Ways to get involved or participate include:
 - **Read** the newsletter
 - **Vote** in annual Board elections
 - **Attend** monthly Board meetings
 - **Attend** the Annual Members' Meeting
 - **Serve** on a Committee
 - **Become** a Board member
 - **Talk** to a Board member
 - **Meet** and **talk** to your neighbors
 - **Attend** Towne Meadows social events
 - **Email, call, write, fax or offer any** comments, questions, ideas, etc. so that the Board and management company

understand your wants and needs.
 #3. **Don't assume!** The Board and RCP will consider any circumstance that affects lot maintenance, assessment payments, violations, or anything else concerning life in an HOA. What we can't do is assume.
 If you call RCP and discuss things or give us a "heads up" on a particular issue or problem, we will work with you. This is a very easy way to avoid "stickies", violation letters, fines, late fees, and feelings that the HOA is "out to get me".

#4. **Learn about HOAs.** The best way to know or understand something is to learn about it. In an HOA, it's more than reading CC&Rs or Rules & Regulations. Question your Board or Committee members; talk to RCP; search the "web"; read a book or pamphlet; take a class at The Leadership Centre or other resource, attend a Board meeting; there are many possibilities.
 You'll learn some amazing facts about how HOAs got started and why they exist. You'll understand how some HOAs can be abusive and "power hungry" while others work hard at making a great neighborhood. Most importantly, you'll see that our Board and RCP are a team making significant

TMHOA Board Meetings
 3rd Monday of the month
 7:00pm
 Sun Valley Ch. of Christ,
 1015 N. Recker Rd.
Homeowner appeals heard at 7:00pm.

TMHOA ARC Meetings
 3rd Monday of the month, immediately prior to regular BOD meetings.
 6:45pm

Upcoming meeting dates:
Monday, September 19
Monday, October 17
Monday, November 21
 No meeting in December
Mon., January 16, 2006

#5. **Expect the best.** An HOA is not some arbitrary group of people hired to govern and manage your HOA. It's our neighbors! It's us.

Expectations should be shared with your Board and your management company. You're paying for services and you have a right to expect the best. If there's a problem or if you feel that things are less than what you expect, let us know.

#6. **Plan ahead.** We all have less time than we'd like, but your HOA has certain procedures and protocols that we follow. The Board, Committees and RCP need time to respond to requests, calls, questions, etc. Let us know about things as soon as possible so we have adequate time to provide you with the best answers, services, and assistance.

#7. **Obtain prior approval for all architectural changes.** We have an active Architectural Review Committee (ARC) that meets monthly to review all change requests. In the vast majority of cases, approval is a hassle-free process.

Avoid problems, as well as potential fines, by submitting requests in advance. Approval is not given prior to monthly ARC meetings and approval cannot be obtained by email or from RCP.

#8. **Take advantage of your right to appeal violations, fines, or late fees.** You can appeal any violation, fine, or late fee. Appeals must be in writing. You do not need to be present for the appeal, but you should include all pertinent information to help the Board understand your position.

Don't assume that the Board won't listen or

work with you. Quite the contrary is true and your appeal may result in a "win-win" situation, reductions or waivers in fines or late fees.

#9. **Appreciate that you have some good people involved in your HOA.** Towne Meadows has a good board and committee members who serve our residents because they care. We do our best for you, and you can help us accomplish and sustain this goal.

Every Board and Committee member is a volunteer who feels they can make a difference by getting involved. They give their time, talent and energy to make things better.

#10. **If you don't like it, help to change it.** HOAs are a fact of life. Some are good, some are bad, but the one characteristic all HOAs share is the ability to change things or make them better.

The Board needs input and feedback so we can make informed decisions. Homeowners need to understand that some decisions are shaped by our governing documents, state laws, case laws, and rules or regulations.

Change may not always be easy, but it's always possible. YOU are your HOA and your input, ideas, involvement and support are very important if we want to have an HOA that is fair, reasonable and professional.

*Thank you from your
Board of Directors &
Renaissance Community Partners*

Changes to TMHOA Board of Directors

Effective June 2005, Peg Chapados resigned as President of Towne Meadows Board of Directors. Peg was appointed to the TMHOA Board of Directors in October 2002, and has served as President since November of that year.

Vice-President Rod Luker is temporarily serving as President until a new President is elected.

TM Plans Fall Event!

The Social Activities Committee is planning the next Towne Meadows fall event and needs your help! Anyone wishing to participate is asked to contact Kristen VanArsdale at **azhomes@bigfoot.com** or **(480) 218-6201**