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From: Allison Dittmer <alditty@gmail.com>

Date: Sun, Oct 1, 2017 at 3:54 PM

Subject: Ticket 87 questions

To: Lucy Archer <lucya0104@gmail.com>

Hi Lucy,

I passed your questions on to Phil Tisovec, the president of the Masters. These are his responses:

Has the Master Association updated and rewritten the 1989 Bylaws that were provided to them by the Developer, and that include his former (more than 3 decades ago) part in the MA?

No, but we are still planning on updating the guiding docs including bylaws.

What plans does the MA have for the nearly "\$300,000" the MA has been holding since 2010 to the present?

Yes, our current 2017 account balance is over \$300k (\$333k to be exact). Note that this does not reflect accounts payable/receivable. As you know, we will be making a rather large payment for the aeration to the tune of approx \$60k, so our balance is closer to \$270k. We have built up our accounts over the years from approximately \$166k at the end of 2010 to now. We are currently reviewing the reserve study, so we'll have a better idea what part of that amount would need to be in reserves to keep us from having to ever special assess. Also, it sounds like more attention needs given to the parks based on recent feedback, for which some of this amount would be allotted.

I hope these answers are helpful. I will see you at the annual meeting on the 10th.

Allison

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[NOTE: To date I have not received the ballot or an agenda for the Annual HOA Meeting & Election. Sent out by ModelHOA manager Ryan Dickey on October 9, 2017 at 6:428 pm, the night before the meeting, was an information email. There was no ballot per se, there was only a Proxy with emphasis on having a board member selected to take the Homeowners' votes. It is such a desperate and obvious ploy to control the coming election. – Polly Reynolds slate of 3 candidates does not include each of the election candidate volunteers.]

On Mon, Oct 2, 2017 at 3:54 PM, Lucy Archer <lucya0104@gmail.com> wrote:

Hello Allison,

Thank you for your answers regarding the Master Association, I sincerely appreciate your responses.

The "guiding docs" you mentioned must be the Articles of Incorporation. "Still planning" to replace the Draft 1989 MA Bylaws for twenty-seven years is unacceptable, how much time does the MA BOT need? When Jim Nielsen was president he told me not to concern myself with the MA Docs because they only applied to the Board and its functions, nothing to do with the property owners. Such a wrong remark! Property Owners are the ultimate source of fiscal responsibility, liability and authority.

The MA collects just over \$89,000 each year, to mow the park, maintain one tennis court (*the second and adjoining tennis court deed is held by the Meadow Springs subdivision*), and the 25.84 acre pond (*the 5.24 acre pond is private property for the 25 small pond waterfront properties, see [Private Enjoyment Easement Agreement](#)*). Has anyone made a tally of expenditures for each of the common areas the MA manager's company maintains? ([Conflict of Interest](#)) I wager the ponds receive 80% or more of the outlays.

Even with the additional \$60K expenditure for the four aerators for the two ponds, that leaves \$240,000. plus dues collected in January/February adds another \$89,000, taking the kitty to over \$320,000. again.

Phil Tisovec: "**we will be making a rather large payment for the aeration to the tune of approx \$60k.**" without asking for a Homeowner vote on this MA's planned capital improvement expenditure, and without receiving the required 66 2/3% vote from the Homeowners, the MA is planning to install two aerators in the two pond bottoms. The Board just can't find enough ways to spend Property Owner money on these two ponds that are accessible and/or useable by less than 10% of the people who are paying for their maintenance, insurance, management, repair and whatever else. I don't know how some people sleep at night while taking advantage of their neighbors.

In 2010-2011 Homeowners voted on a survey to restructure the MA and the dues allocations. This vote was ignored by the MA BOT, once again disenfranchising the Homeowners opinions.

The MA Board received a suggestion a number of years ago to build a simple, enclosable pavilion on the west end of the Parcel H park that could be used by ALL the 512 homeowners for their monthly individual HOA and MAHOA meetings, for parties, club meetings, etc. The MA Board nixed the suggestion without giving it full consideration.

I know you are a lake front owner and you have invested a huge amount of money to own that lake front property. Your investment is augmented, and you must feel justified, by the proximity to the large pond. That is an investment the MA condo, townhouse, and private homes owners chose not to make, many, frankly, cannot afford to live where you built your house. I have talked to many of the SS Community owners who feel it is a great imposition to pay the \$175 a year for amenities they don't use or have limited access to, namely via the 444' along the big pond park.

I talked to Jason a number of years ago when you were living in Janet Lieberman's house. I recall he agreed with me that condo owners are being placed at a great disadvantage. Since you

have been elected to the BOT I have been anticipating your contributions to bringing fairness to the MA and transparency to the collection of the dues, the pond expenditures, and the ownership and access to the large pond by making it a matter of public record. (I hope you know the small pond is private property by right of ownership by those 25 homes on its perimeter, excluding the six "Little Lake" homes via the ["Exclusive Enjoyment Easement"](#) also seen at <https://www.silverspringscommunity.com/master-association/enjoyment-easement/>)

The efforts by the trustees to keep me off the ballot or the board, either by cheating or by ignoring my volunteerism, are evidence that they are pursuing an agenda that disenfranchises the Homeowners in SSSF and the other 11 subdivisions within our Community.

I know I am asking a lot from you. I also know you understand how difficult it is to work with the BOT, to near exhaustion. You and Jason prevailed in the matter of demolishing the Sanderson house you bought and owned, and in the matter of the architecture you envisioned. I respect your energy and determination. Now I think you will see the benefit of championing fairness to the over 450 neighbors who are being unfairly taken advantage of while at the same time clarifying your own property rights and ownership "to the water line."

Can we count on your support?

Best regards,

Lucy Archer

This message was edited and links were added for the documents mentioned.

from: Allison Email <alditty@gmail.com>
to: Lucy Archer <lucya0104@gmail.com>
date: Sun, Oct 8, 2017 at 8:37 AM
subject: Re: questions
mailed-by: gmail.com

Hi Lucy,

I think you have some good points. Would you like to sit down and discuss things? I am not in a position to make decisions for the board, but I am available to listen and give my input.

Thanks,
Allison



Lucy Archer <lucya0104@gmail.com> Oct 8

from: Lucy Archer <lucya0104@gmail.com>

to: Allison Email <alditty@gmail.com>
date: Sun, Oct 8, 2017 at 10:19 AM
subject: Re: questions

Good Morning Allison,

I have so much going on right now but I would really appreciate discussing some of the questions I hear from neighbors and my own concerns with the direction of the board. If I can free up some time between now and October 10th I will let you know. What is your availability? Let's see if we can mesh and work out concerns.

Thank you for reaching out,
Lucy

Here are some comments from Association Neighbors:

“If I do not want to vote on the BOT Proxy form essentially I will lose my right to vote.”

“I did not sign the BOT Proxy, I want to vote for myself. I have gone to the website to see the Budget (which I do not approve). I have not been able to find the slate of candidates that Polly Reynolds of the Nominating Committee has selected for approval. I want to vote for Hunt Williams, he sent in his candidacy form to volunteer to be on the board so where do I vote for him on this “Proxy”? This election is a vote grab by the BOT. I don't think they care if I attend this meeting, they just want me to give them my vote Proxy so they can do whatever they want not what the Owners want.”
