AAHA 2019 Newsletter

AAHA Board Terminates Professional Management Company

On October 10, 2018, the AAHA Board terminated its contract with TMG, the professional management company hired in April, and is again self-managed. The termination followed Board concerns that TMG was too costly and not meeting expectations. To reorganize, the Board established a new address, opened a new operating account, and began the process of developing a new website. The website should be up and running in January and contain the same information and documents as the previous website.

New Board Policies Adopted

One of the lessons learned during professional management was that AAHA Board Policies were not in compliance with State law. Written in 2002, they have been little changed through the years. Of particular concern was the requirement of a Board vote before taking action on a CC&R violation. Legally, this constitutes a Board meeting with all the related notice requirements. There was also no required fine list. The AAHA Board met with legal counsel and had new Board Policies drafted with an associated fine list. These were sent to all homeowners on December 7, 2018. The new Board Policies will take effect unless 10% of the homeowners object in writing.

Budget Highlights

The 2019 Dues will be $173 this year, down from $200 in 2018. While there will be no need for professional management fees, legal, scanning, reserve study, postage, and website costs will materially impact next year’s budget. The Financial Statement/Budget going to homeowners provides footnotes about each of these costs. Included are legal fees to pay for 2018 and 2019 CC&R and Board Policy changes; more postage to comply with the legal requirement to mail notices and ballots for the proposed CC&R amendment and proxies for the Annual Homeowners Meeting; long overdue reserve study; scanning of historical records as we have no place to store them; and the need for a new website to replace the one closed when professional management took over. Some of these are one-time costs that will not impact the 2020 budget.

Landlords are Reminded to Provide Renters with CC&R’s

Homeowners that rent their residences are reminded to provide renters with copies of the CC&R’s. However, that does not relieve the homeowner of responsibility for violations. Landlord homeowners will be held responsible for the CC&R violations of their renters.
New CC&R Vote Coming – Help Needed

On September 30, 2018, a young man was shot to death during a large, out of control party in an Allenbach Acres residence rented through Airbnb. Homeowners, including the AAHA Board, were shocked by the crime and the realization that a residence was being used for this purpose. An examination of the CC&R’s revealed there were no restrictions on such rentals. In October the AAHA Board met with legal counsel, who drafted a proposed CC&R amendment that prohibited rentals of 30 days or less. During a well-attended AAHA Board meeting on December 6, 2018, the Board unanimously voted to go forward with the amendment after hearing from participants. However, in order to amend the CC&R’s, State law requires notice to all homeowners and approval by 75%. To achieve this, the Board will give notice in late January and mail ballots in early February, 2019. All homeowners will be asked to return their ballot with their vote, but past history indicates a significant number will not do so. The AAHA Board is encouraging homeowners to talk with their neighbors about voting and is soliciting volunteers to assist with personally contacting those who do not return ballots. Remember, a ballot not turned in is a “no” vote, a vote not to protect the safety, livability and value of properties in the Allenbach Acres subdivision. Please email Jeffrey Hull at jjhull11@yahoo.com if you wish to volunteer.

Street Parking in Allenbach Acres

Complaints to the AAHA Board have increased regarding street parking. Please do your part by parking in your garages and driveways. Street parking makes driving around Allenbach Acres that much more difficult and dangerous to navigate.

Update Your Information

Dues mailings include a ballot to vote for Board members and space to update your contact information. Please complete this section, to include email address and telephone number. We will be contacting homeowners via email when certain key events, such as AAHA Board meetings, are scheduled. Please mail in the ballot/homeowner update if you pay dues via online banking. The postage paid return envelope can be used for this purpose. Annotate the contact section “Same” if there are no changes from last year.

Long Time Board Member Leaves

Zed Newkirk, an AAHA Board member for over 12 years, opted to leave the Board in May, 2018 due to illness. Zed filled the positions of President, Vice President and Secretary during his tenure. Zed committed his time and effort to the Allenbach Acres community despite a family and full time job. He has been missed. But the good news is that Zed is recovering and hopes to participate in future AAHA Board meetings. Thanks for the job well done, Zed, and hope to see you next year.

The Allenbach Acres CC&Rs, Bylaws, and Board Policies are published on the AAHA Website