

Message to Villages of Garrison Creek Homeowners re: Proposed Revised Governance Documents

Originally, the Villages of Garrison Creek (VGC) Master Property Management Association (MPMA) Board planned to present a draft of the proposed revisions to our Declarations of Covenants, Conditions, and Restrictions (CCRs) and Bylaws to the members for review and comment in 2020. The advent of COVID-19, however, stopped us from proceeding with planned group meetings.

The MPMA Board has resumed this work and has posted the most current drafts of these key governance documents for members to read, as soon as possible, even though additional work will likely be needed before they are finalized. Our revised timeline calls for homeowners to review these drafts now, so that questions or comments may be heard and considered. These document drafts along with any changes arising from our review and feedback period, will then go to the lawyers for their final review. We anticipate that the finalized drafts will be distributed in advance of the December 5, 2021, Annual Meeting, where we will vote on these proposed updates to our governance documents. Also, in October and November meetings [dates/times TBA] are being planned to involve the individual villages and/or the entire membership.

The VGC Master Property Association Board invites you to review our current [CCRs](#) and [Bylaws](#) on the Villages website here [CCRs](#) and [Bylaws](#) and then read through the drafts of the proposed revised documents that have been posted on the Villages website here [CCRs](#) and [Bylaws](#) . If you have questions or comments, please present them in writing to the Board for consideration. Please send your questions, suggestions, or comments to info@villagesofgarrisoncreek.com that must be received by the Board by August 31, 2021

Thank you for your engagement with this important and necessary movement forward for our homeowner's association (HOA). You will quickly notice a difference in style and expression between our

current governance documents and the proposed revisions. This reflects changes in Washington State codes regarding HOA's as well as the particular recommendations of our association's attorneys.

We look forward to your observations, suggestions, and questions as we proceed in this important process. We will be an even better association for our participation together in revising our core documents.

Best regards,

Linda Olson, President

VGC Master Property Management Association

Overview

Proposed Revised Covenants & Bylaws DRAFTS

Washington State law exists to protect the rights and investments of homeowners, not to protect associations. If an association wishes to include any restrictions of rights in their documents, a vote of at least 67% of the ownership in favor of any amendments is required for approval. The law limits what an Association can do and mandates what an Association must do (covenants, bylaws, budgets, audits, reserve studies, notices, records, etc.).

The Declarations of Covenants, Conditions, and Restrictions (CCRs) exist to:

- (a) Define what a community wants, including any restrictions on property use.
- (b) Guide an Association (and Board), with clear wording and stipulations to ensure community standards can be enforced and maintained.

Bylaws & Rules and other regulations exist to:

- (a) Detail “how” an association manages its business.

There are two applicable WA laws:

- (a) RCW 64.38. This is an older law (14 pages), which applies to the Villages of Garrison Creek, and all HOA’s established prior to July 2018.
- (b) RCW 64.90 is a newer law (86 pages), with many details not articulated in 64.38. Some of these details are beneficial to The Villages, and have been included in the current draft. HOA’s are not required to adopt all of 64.90, even in revisions of older documents. If we were to revise our documents to be completely consistent with and adopting the entirety of RCW 64.90, it would reduce our flexibility to revise our procedures and processes, if the need should arise in the future. In any event, we are required to follow budget ratification and annual audit requirements under RCW 64.90; something we have already been doing for many years.

Why We Should Revise Our Core Documents?

The original documents were written for the vision and needs of the developer, who is no longer involved with the business and management of the Villages. They also contain inconsistencies with both of the RCW's governing HOAs. In addition, most of our current "Land Use Standards" are not reflected in the CCRs document. Including them in the CCRs enhances an association's ability to enforce the things upon which the members have agreed. The original documents lack clarity. Revising the documents allows the membership to more clearly state what we envision and desire as a distinctive community.

Document Redraft Status

The redrafting began in February 2018 with input from many members, including the Board. It is a complex task, requiring that we be reasonable while balancing the ideals of the community. We are a community full of educated, talented, and engaged owners, with a variety of opinions and aesthetics. We don't now and won't ever all agree on everything at all times. In order for our community to thrive, we can and must always discuss our desires and goals for our neighborhood with a view to the common good. As is the case with every governing document, our best efforts won't give everyone everything they want. But our revised documents can provide the basics for an attractive, well-functioning community and something of a consensus on the shared ideals and values that are the basis of our association.

Rebranding

As these core documents have been drafted, discussed, and re-discussed, we have "rebranded" our neighborhood as a community of "villages" (a neighborly term) rather than "phases" (a developer's term). Instead of "Phases", we will refer to "Villages". The "Architectural Review Committee" (ARC) has become

the “Villages Review Committee”. “Land Use Standards” have been renamed “Villages Community standards”. This reflects the reality that the properties are all now fully developed. We are a community of villages. The “new” Villages Review Committee” will also be under Board/Association approval, and not an quasi-independent entity, as is the case under our current document.

Past, Present, and Future

The Villages of Garrison Creek was conceived as a distinctive neighborhood that would draw a diverse community of people with an interest in attractive homes, pleasing landscapes, appealing common areas, natural beauty, planned development standards, shared governance, and increasing value. Those ideals have become reality and “The Villages” continues to be a highly desirable place to purchase a home and live.

As in any community, occasional differences and misunderstandings have arisen in our journey toward maturity. These have been and will continue to be addressed and resolved in the best ways possible by neighborhood leaders and other volunteers interested in sharing their skills and talents to build a great community. Well-crafted governance documents are one important part of what it takes to make a very good community excellent. We look forward to your continuing input and participation as we move toward completion of these revisions of our core documents.