

# Orcas Highlands Association

January 1, 2015

Happy New Year!

Community Association Membership\*: As we begin the new year let us be reminded that each common-interest community has its own history, personality, attributes and challenges, but that all associations share common characteristics and core principles. We hope this reminder will help members recognize the core principles at the heart of the community association and, even more importantly, inspire effective leadership and responsible, engaged membership.

- Associations ensure that the collective rights and interests of homeowners are respected and preserved.
- Associations are the most local form of representative democracy, with directors elected by their neighbors to govern in the best interest of all residents.
- Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.
- Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.
- Association homeowners have the right to elect their community directors and to use the democratic process to determine the policies that will protect their investments.
- Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
- Association directors protect the community's financial health by using established management practices and sound business principles.
- Association directors have a legal and ethical obligation to adhere to the association's governing documents and to abide by all applicable laws.
- Association directors seek an effective balance between the preferences of individual residents and the collective rights of homeowners.
- Association directors and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.

Water System, Roads, and Burn Area: The efforts to locate and prevent water system leaks continue. A new 3" inline meter was installed on Highlands Drive to help isolate any leaks on the water line serving those members.

The OHA Directors have decided to pursue a possible water system management agreement with Washington Water Service Company. Our attorney would be required to review any suitable agreement before a contract would be signed. A special OHA meeting would also be held for discussion prior to any management agreement contract.

Removal of tree limbs and trees hanging over the Highlands roads was recently done to reduce hazards due to ice and snow accumulation. Improved visibility and dryer road surfaces will also be a benefit of this work.

We again thank Norm Flint for agreeing to clear our neighborhood roads of snow and ice should it be necessary.

The community burn permit is in effect until the end of June. Please make use of the fire hose at the pump-house when burning your debris. ***Never leave your fire unattended!***

\* *Abridged content provided by CAI An Introduction to Community Association Living*

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