

**ORCAS HIGHLANDS ASSOCIATION**

P.O. BOX 575  
EASTSOUND, WA 98245

**ASSOCIATION NEWS AND UPDATE WINTER 2017**

**Happy New Year Everyone!**

It was a busy fall for your association's board. Here's a snapshot of all we've accomplished:

**ROADS:** We completed a series of road and drainage repairs and have collected bids for paving projects for this spring and summer. The board will be working over the next few months to finalize a road plan and select a contractor.

**WATER:** The new water meters, installed last year, are providing improved water monitoring and recording. We are finalizing software programming so readings can be taken digitally and leak monitoring will be improved. Please remember winter is far from over and frozen pipes can lead to massive water bills. Each homeowner is responsible for their water usage downstream of the meter, even if it is a break or leak.

**GOVERNING DOCUMENTS:** We have been working closely with our legal advisors to update the association's governing documents. NOW.....The association needs your help.

Please watch your mail for a ballot regarding an upcoming vote that will change our governing documents. The association needs you to complete and return that ballot as soon as possible.

We also need help with a neighbor-to-neighbor campaign to ensure everyone has the information they need make an informed vote.

**Why do we need to modify our governing documents?**

The board was confronted with the importance of getting the documents updated with a submission of building plans made to the association last August. The plans elicited significant opposition from neighbors. When those submitting the plans engaged an attorney the association was forced to do the same. Part of the strong advice the association received from our attorney was a recommendation to update, consolidate and clarify our architectural guidelines.

At this time our architectural guidelines are scattered between our CC&Rs and our Declaration of Protective Restrictions. The Architectural Control Committee (ACC) created a document titled "Architectural Guidelines" from these governing documents. If you'd take a minute to review these documents, which are available on the association's website [www.orcashighlandshoa.com](http://www.orcashighlandshoa.com) under the Member Information tab, you will see why we need the update.

We will be asking that you approve an amendment to our covenants to add a new Article 9 to the CC&Rs. This article consolidates architectural restrictions into one area of our governing documents. The ACC worked closely with the attorney to ensure the intent of our original

guidelines remained while clarifying existing language such as “architecturally in harmony therewith”.

While the new Article 9 clarifies existing language it will NOT increase restrictions or add any new burden to property owners. The new language will give our ACC greater flexibility. And our new guidelines will help you to develop your vacant parcel or improve your existing property.

### **Why do I care if I’m not planning on building?**

- This amendment to the CC&R will clarify the building requirements for both property owners and the real estate community so that new buyers will be better informed about building restrictions and requirements in the Highlands.
- The clarified guidelines will help us maintain our property values and the Highlands environment.
- The clarified guidelines will save association funds now spend on legal interpretation and representation.

The association needs your help. **Our governing documents require a 65% approval for adoption of this change. You have the power to leverage the expense of attorney fees into a more comprehensive set of guidelines. All you need to do is to return a completed ballot.**

Please contact any board member if you have questions about the upcoming vote. If you can help with the information campaign please contact Roxy or Lee. We have a lot of owners who are traveling or living offsite during the winter months. We need to reach everyone to make sure this important information gets to all our members.

**ELECTRONIC INVOICE PAYMENT:** Electronic payment is available through our account with Intuit. If you would like to set up your account please email our bookkeeper. Your next invoice will be emailed with a link you can click on and set up your payment. Please remember this is not an automatic payment--you will need to use the link to send each payment. The system does securely store your information so every month after the first setup you will just need to enter the amount and transmit. Email Marcia at [info@orcashighlandshoa.com](mailto:info@orcashighlandshoa.com).

**EMAIL any questions about the vote or other issues or concerns to:**  
[info@orcashighlandhoa.com](mailto:info@orcashighlandhoa.com)

Phone numbers for board members are also listed on the website for your convenience.