

June 17, 2016

Dear Stillwater Greens Homeowner,

We have been through some rough water the past couple months. Although we would like to visit with each homeowner, one-on-one visits are simply not feasible. This letter is yet another attempt to correct misinformation and answer questions that may still be lingering in your mind.

The meeting held on April 26, 2016 at the Covington library was not an official meeting of the Stillwater Greens Homeowners Association (the HOA); it was however, an opportunity for homeowners to speak and listen one to another. Communication is good as long as the information is accurate and true.

The HOA is a corporation registered with the state of Washington with official, legal documents that govern what is and is not acceptable in our neighborhood. These official Governing Documents include the Declaration of Covenants, Conditions and Restrictions (CCR's), the Bylaws, and the Rules and Regulations (R&R's). When we purchased our homes, we all agreed to live by the Governing Documents, which most homeowners do without issue.

The affairs of the HOA are managed by a board of directors. The process for nominating, electing, replacing and other items related to directors is found in Article 4 of the Bylaws. The authority and responsibilities of the Board of Directors are found in Article 6 of the Bylaws. There has been some misunderstanding by some homeowners on these points. The board of directors encourage each homeowner to read these particular articles as well as all Governing Documents of the HOA. Doing so will allow us all, as homeowners to speak from a common ground of understanding.

The Board of Directors takes their fiduciary responsibility seriously and therefore manages the HOA and makes decisions based on the Governing Documents. The Board of Directors are homeowners like you. We pay dues and adhere to the Governing Documents just like everyone else. There is no financial compensation for Directors as it would directly violate the Bylaws. Recently it came to the Board's attention that there is a rumor circulating among homeowners that Delaina Bochsler does not own her home. This rumor is completely false. There was a data entry error at the King County Assessor's office when lot "04" was sold. The Bochslers live in lot "40". The numbers were simply transposed. The county is aware of the problem and is making the necessary corrections.

Windermere Property Management (WPM) was hired by the Board to help with the management of the HOA (CCR's 4.2.4). The WPM manager assigned to our HOA is Chantelle

Mitchell. Admittedly some homeowners have had less than ideal initial interactions with WPM. These issues are easily remedied if we reasonably communicate with WPM. Chantelle and WPM are not the enemy, but have the HOA's best interests at heart. We appreciate your patience as we adapt to this new process. If you have an issue or concern, please contact Chantelle by email at [cmitchell@wpmsouth.com](mailto:cmitchell@wpmsouth.com) or call 253-638-9811 ext. 218. Be sure to include your full name and lot number.

Monthly inspections will be conducted to ensure all lots are complying with the Governing Documents. If there is something amiss the homeowner will receive a "Notice of Concern", which simply means an issue was noticed and it needs to be corrected in a reasonable timeframe. If the issue persists, a second notice will be sent along with a violation fine. If issues are corrected promptly no fines will be levied and the original violation will be closed.

The Board of Directors welcome your ideas and input. We invite you to join the homeowner forum at regular board meetings which are normally held the first Tuesday of each month (the initial 15 minutes of the meeting). Please contact Chantelle if you would like to attend. If there is a change in date or time she will let you know.

A few homeowners attended the Homeowners Forum at the May 3<sup>rd</sup> meeting. Concerns and ideas were raised politely and, the Board of Directors will be working to address and implement those ideas where appropriate and feasible. Additionally Kim Hillyard, Treasurer, gave his resignation. Effective at the last Board meeting held on June 7<sup>th</sup>, Daniel Olson (Lot 69) will take over as the new Treasurer and Sheila Field Smith (Lot 42) will fill the Secretary position until the annual meeting in October.

Be assured, the Board of Directors work in good faith on behalf of each homeowner. We follow the Governing Documents for all decisions and volunteer our time to add value to the community. We are also available to answer any questions or concerns you may have.

Calm waters are ahead; thank you for your continued support.

Sincerely,

***The Stillwater Greens Board of Directors***

Delaina Bochsler, Kim Hillyard (outgoing), Ron Logan, Daniel Olson, Sheila Field Smith (in-coming)