

Quail Creek

Homeowners Association



Year-End Newsletter

Our New Website!

Quail Creek now has an official website where homeowners will find the latest news, important information, new homeowner welcome info., historical records & documents, proposed amendments, Board business, notices & updates, and so much more. Be sure to visit www.quailcreekrockwall.org.

Got E-mail?

The Association communicates important and time sensitive information via E-mail. If you're not receiving these emails then please E-mail your current information to hoa@quailcreekrockwall.org or use the form on the Association's website.

Before You Renovate

Don't forget that any renovation that changes the look of your property must have written approval from the ARC! You'll find the official ARC Form on the top menu under "Forms" on the HOA website.

60-Day Ballot Initiative

By unanimous consent of the membership during the October 21, 2014 Annual Meeting, a 60-day ballot initiative will be mailed or hand-delivered to each homeowner beginning on January 10. This initiative was passed so that homeowners may consider amendments to the Declaration of Covenants Conditions & Restrictions (CC&Rs) & also to the Bylaws.



The ballot has been designed using color, font-styling & strikethroughs so that homeowners will see the current wording alongside each proposed amendment. Voters will also be able to vote by amendment, subsection, article, or the full document.

Bringing CC&R's into State Compliance

The proposed changes to the CC&R's will bring the instrument into compliance with State Property Code and eliminate elements of the document that are no longer in effect, such as the "Declarant" (Developer). The Board wishes to emphasize that all amendments to the document WILL NOT materially change the restrictions beyond what is mandated by the state.

Four Independent Amendments Are Also Included

Members voted to allow four other amendments to be included as separate and independent ballot items. They include an amendment to remove the requirement that garbage cans be stored in the garage, a modification to the sign restriction that allows for alarm company and school spirit signs, and two amendments regarding trailers, one that loosens the restriction and the other that tightens it.

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Speed Kills!

Following some recent close calls where children were endangered, the members voted by unanimous consent at the Annual meeting to adopt a responsible driving resolution in our neighborhood.

You may be an excellent driver at any speed, but children and pets are an unpredictable and often unseen hazard, especially when concealed from view behind mailboxes.

Studies demonstrate that children do not match adults in their ability to detect an automobile's approach, where they cannot reliably detect a car approaching at speeds higher than 20 miles per hour and is why the third leading cause of death for children ages 5 to 9 years old is getting hit by a car.

The combination of excessive speed and driver distraction is the single greatest contributor of motor vehicle fatality accidents against pedestrians inside of neighborhoods with posted speeds of 30mph or less.

Why risk it? *Please* slow down!

Read the resolution on the HOA website.

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Bylaw Changes

The Bylaws dictate how the Board governs and the proposed changes eliminate much of the ambiguity that persists due to the limited scope of the current document.

Most notable is the proposed change to define the Board as a "collective." All Directors shall be equals, with no one holding more authority over another; each (of the seven) carries one vote and authority to act is based on a majority of the collective.

Your Vote Really Does Matter!

Sixty-seven percent (67%) of the Quail Creek homeowners must agree in writing to amend, in part or in whole, the governing documents, which is what the ballot initiative will facilitate. This means that we need for EVERYONE to participate, so PLEASE take part in this very important effort.



New Policies

Since January 1, 2012, the State Property Code requires all HOAs to establish policies that must also be recorded with the County as "dedicatory instruments."

On September 24, 2014, which was the first meeting of the newly-structured Board following the appointments of a new President, Vice President & Secretary, the Board began to adopt, and record with County, the state-mandated policies.¹ Many of these policies were written last year by the law firm hired by the Association, Horton & Archibald.

These include a *Record & Retention Policy*, *Record Production & Copying Policy*, *Fine Enforcement Policy*, *Priority of Payments Policy*, *Alternative Payment Schedule*, and a Board policy regarding *Anonymous Communications to the Board*.

All of these newly adopted policies can be found on the Association's website, www.quailcreekrockwall.org, under HOA Records; Governing Documents.

¹ Bylaw 3.04 establishes the Board's authority to adopt policies.