



# Canyon Lake Hills Property Owners Association

## ANNUAL MEETING ANNOUNCEMENT

DATE: SATURDAY JULY 11, 2009

TIME: 7:00 PM

WHERE: CLH CIVIC CLUB 1700 OBLATE

***This is going to be a very important meeting for you. It is URGENT you attend this meeting. Please read the following:***

Details on a potential MAJOR LAWSUIT against several property owners for deed violations will be discussed. Nominations and voting for your new board are going to be addressed, as well as, several proposed changes to the by-laws.

**First**, I would like to encourage you to consider running for a Board position. We are going to have several Board positions opening this year including President, 1stVP, Secretary, Compliance Director, and Insurance Director/Parliamentarian. As you know, the Board is a group of volunteers that are dedicated to protecting your interests, the POA's deed restrictions and covenants, and improving the quality of life for our residents. I can assure you that serving on the Board will be one of the most rewarding things you could possibly do with your free time because the work you do for your fellow neighbors is also a direct benefit to you. This is your opportunity to help, and if you cannot help, at least show up to vote and support those that are willing to run for a Board position.

**Second**, we are going to propose four changes to the by-laws, three minor and one major.

The first change will be to the by-law outlining expense reimbursement for POA Board Directors and to make the mileage reimbursement more compatible with current gas prices and more compliant with current IRS regulations.

The second change will be the use of canvas car/boat covers.

The third change will be to the building permit fees.

Permits are required for essentially all new construction in Canyon Lake Hills including improvements that change the footprint of your improvements on your property. Fees for permits include:

A. \$100.00 (dwelling with or without attached garage)

B. \$50.00 (additions to dwelling space or attached garage)

C. \$25.00 (sheds, carports, outbuildings, detached garages, in ground swimming pools, decks, etc), and additions thereto must be erected on a lot with an accompanying dwelling.

The fourth and major change to the by-laws will be a proposed increase of fines for violations to deed restrictions. The current \$25/day fine as specified in the by-laws can be assessed after appropriate hearings are completed. This fine as currently outlined in the by-laws may not be sufficient to deter some violators of our deed restrictions, and the Board feels a fine of \$100 a day may help deter violations and make them less cost effective for the violators.

Finally, I would like to remind all property owners that **skateboarding is not allowed on POA property**. We have had several instances of problems with teenagers skateboarding in the pavilion, which is not only against POA posted rules, but is dangerous. Your Board has discussed at length, as have prior Boards, the option of putting in a skateboard facility at the park. After researching the issue, and following discussions with our insurance company, your Board has voted unanimously to continue our policy of **no skateboarding on POA property**. Since some individuals continue to disrespect, and do not comply with this policy, the Board is now forced to take measures, ***at your expense***, to eliminate the possibility of skateboarding in the pavilion. **It is such a shame to have to expend valuable POA funds to deter some individuals that will not follow the rules.**

Please plan on attending.

Thank you.