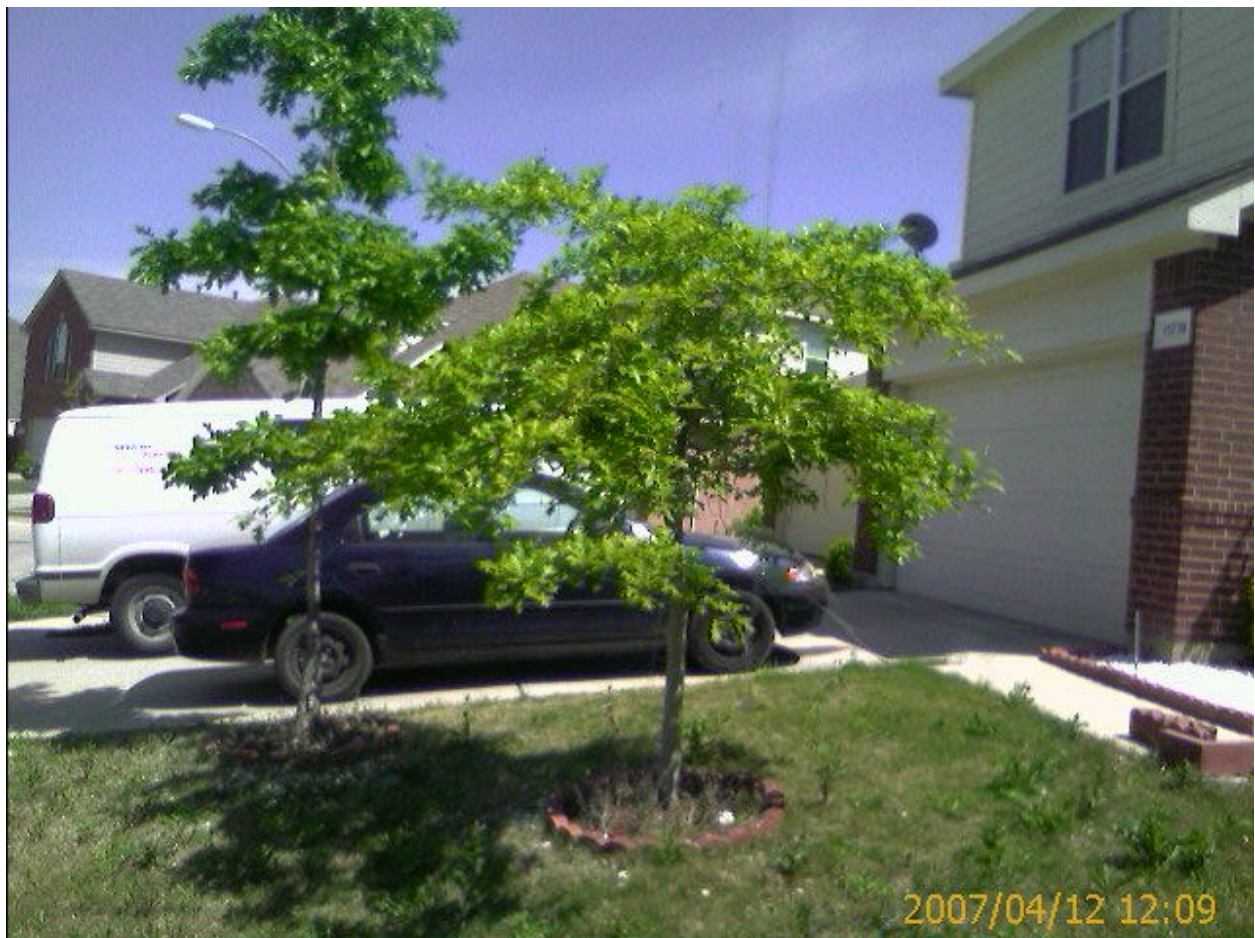


# Great Expectations!?

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You read the book in high school, now your living the dream. Our developer Merhdad stated in court that he had a vision for our neighborhood. Enclosed are pictures of our neighborhood.





Is this the vision Merhdad has for our community? This has been an ongoing problem for many months. It has been brought to SBB's attention I'm sure by other homeowners in other areas also. It is time SBB fulfilled their obligations as the management company for the Homeowners Association to enforce these bylaws. We pay homeowner dues to pay SBB's management fees. So in essence, it would appear SBB is not fulfilling their contract with the HOA; but we pay for the service. It should be dealt with fairly and across the board. If SBB feels they cannot fulfill their obligations as stated in the civil contracts signed on behalf of VOWS maybe SBB should step down to allow another management company to assume this position.

Either the bylaws, written by Merhdad are his vision? Or

Are the existing conditions his vision?

We need a definition of what his vision is, since these are his bylaws and it appears we have difficulty following the bylaws. **Has his vision changed?**



Overgrown yards invested with overgrown weeds, sheds, fences, walls, commercial vehicles continually parked in driveways and streets, when the bylaws clearly state this condition is not permitted; yet it continues to be ignored and permitted.

We all have expectations at some point in time of selling our home. In a normal scenario one would expect a fair profit. With these conditions it has the potential to lower the home values and the neighborhood values as a whole. These conditions should not be tolerated by the homeowners if you value your dollar!

With all the MASSIVE letters sent out, you will be chastised for beautifying your yard without ACC blessing but you don't need ACC's blessing to allow your yard to go to hell in a hand basket!!!! What? You must be kidding. Instead of addressing the people's intent to enhance their yard spend your time addressing the people who are damaging the appearance of our neighborhood as a whole. When you go to sell your home, a prospective buyer will view the neighborhood. Just ask



any realtor or broker. Ask the realtor or broker, if these conditions directly affect the ability to sell your home.

Address homes that have used prophylactic and drug paraphernalia on the sidewalk. Take a stroll down park vista and woodland springs drive in front of the amenity center in the evening, after dusk.

If you think you live in a neighborhood away from these conditions, remember Woodland Springs is **ONE** development. It affects us all! Such as the gang writings on the North end of Park Vista entrance wall. "MS-13" (just google it)

Where in the hell did he get this vision? I could have gotten and shared this vision when choosing a home **NOT** in an HOA, and saved \$400 a year! The neighborhoods are all over the county, so why are we paying homeowner dues when this cannot be Merhdad's vision.

This is just an example, there are others?

- The bed of an 18 wheeler was left on an interior street for a week
- U-haul commercial vans are parked in driveways and streets for days upon days.
- Weeds exceeding 6ft have been spotted playing peak a boo over the 6ft fence by teens walking home.
- Weeds are the size of small trees growing in place of the recently excavated tree, in the front yard.
- Odonnell's our landscaping company is driving onto individual homes front yards to unload the commercial lawn mower used to mow our common areas.

We all have great expectations and visions for our lives. SBB has the tools in the bylaws to correct these problems, it is time they start using them.

It has been said by Frank Friar, your elected (if not appointed) Advisory Council member, “we have too many rules, we need less rules”. If this is the case, then imagine what it will look like when we have no rules! YIKES! What is next?

The only recourse the homeowners have is to sell your home or band together to ensure the rules are not “arbitrary, capricious or discriminatory in nature” and enforced across the board.

If you are a homeowner you cannot afford to not be involved. It is your property values that may go down and your homeowner dues are going up. The only way to reverse that trend is to get involved and let SBB know we want the DCCR's enforced. That would include the bylaws that ‘protect our community’.