

**NWHPOA Q & A**  
**Board of Directors Response**

**November 09, 2007**

A property owner who was identified as Anonymous posted a message on the NWHPOA Web Site on October 29, 2007 that stated "There are many questions in the NWHPOA Q & A document dated July 26, 2007 that were answered with the phrase "it is up to the board". Now that we have a board I would like the board to announce their answer to each of those questions before I place my vote.

The purpose of this document is to provide a response from the Board of Directors (BOD) to those questions that were answered with the phrase "it is up to the board". All the questions and answers can be found in the original document posted on the NWHPOA Web Site.

**Question:** There are several houses out of compliance with the Rules, Regulations & Restrictions. What happens to them, do they have to repaint their houses, move the four-wheelers, boats, campers, etc?

**Answer:** That will be up to the Board of Directors to decide; however, the builder's covenants and By-Laws give them some guidance.

**BOD Response:** The BOD will ensure that all property owners understand and comply with the rules, regulations, and restrictions regarding exterior painting and parking restrictions for trailers, recreational vehicles, four-wheelers, boats, campers, etc. Additionally, the BOD will hold property owners who rent their homes accountable for the actions of their tenant.

**Question:** What is the estimated cost per household, per year?

**Answer:** This will be decided by the board.

**BOD Response:** Annual dues for CY-2008 will be \$50.00 per year. Projected budget for CY-2008 is shown on page 3 of the letter announcing the November 10, 2007 meeting. An updated version of this budget form, showing income and expenses, will be included as part of each newsletter that is mailed out by the BOD.

**Question:** I have a question about the two pets per household rule. I have more than two small pets inside my home and will sell my house and move before I part with them. What will happen if Northwood Hills does get the home owner association passed? When I bought my house years ago, there was no home owners association so this was not an issue. Will my pets be "Grandfathered" in?

**Answer:** This will be decided by the board.

**BOD Response:** We understand that people can become very attached to small pets. For this reason no one is going to come to your home and ask you how many small pets you have living with you. The intent of this requirement is to ensure that property owners do not use their property to run a breeding kennel or to keep more than two large dogs that either run free or is chained up on their property.

**Question:** What happened to the park we were supposed to get in Northwood Hills? When we bought our house we were told a park was in the plans. The survey papers we were given with all the lots on them also included a park. We should all get a petition together for a park. If we had a park people could walk their dogs there instead of the dog going on peoples lawns.

**Answer:** It would be up to the board members to try to get Reeves Williams to put in the park.

**BOD Response:** From what we understand the park issue happened several years ago and there is little or no information available regarding trade-offs that were made. For this reason we are unable to answer questions regarding the park. However, we should point out that from the feedback that we are receiving most people do not want a park. This issue could be revisited at a later date once the association is up and running.

**Question:** Why have the streets not been paved properly since the construction has been complete?

**Answer:** The streets are not the responsibility of the NWHPOA. However, the issue can be pursued by the Board of Directors.

**BOD Response:** The issue of street paving was discussed with Mayor Johnson on September 24, 2007. According to the Mayor road paving from Highway 51 to the stop sign at Timber Lane East has already been completed. All the remaining streets of our subdivision are scheduled for repaving within the next year. More information regarding our meeting with the Mayor can be found on the NWHPOA Web Site.

**Question:** How much will the yearly fees be and will there be any hidden fees?

**Answer:** This will be up to the Board of Directors.

**BOD Response:** There are no hidden costs. As indicated above annual dues for CY-2008 will be \$50.00 per year. Projected budget for CY-2008 is shown on page 3 of the letter announcing the November 10, 2007 meeting.