

Cameron Chase HOA Newsletter

June 2014



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We are here to serve you!

YOUR RPM TEAM IS:

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Introducing the Board of Directors

Congratulations to the new Board of Directors that were elected to represent your community! Thank you for taking the time to help make the Cameron Chase Community a better place to live!

Joshua Weber
Bruce Hennick
Kristopher Haley

Newly Installed Trees

As you may have noticed that some of the newly installed trees in the common area are dying. These trees are under warranty with the landscaper and the Board is currently working with the Landscaper to ensure the replacements are made.

Planning for Improvements?

Are you planning on making some exterior improvements now that the warm weather is finally here? Maybe you are thinking of installing a fence, deck, patio, or other exterior improvement?

If you are planning an improvement, please remember that all modifications and/or changes made to the exterior of your home or yard must be first approved by the Association. You can do this by filling out an application for exterior improvement.

Need a form? No problem, just contact Real Property Management at (614) 766-6500 and we would be happy to mail, fax or email you one. The form is also online at www.rpmanagement.com. Please include a check in the amount of \$15 with your application payable to RPM.

Community Declarations and Sheds:

At the Annual Meeting, it was requested that the Board look into the legality of amending the Association's declaration to allow for storage sheds. The Board requested counsel's opinion on the issue and has received the Opinion. Counsel firmly believes that the wording of the Declarations would be interpreted by the Courts as requiring 100% approval by homeowners to make any amendment to the Declarations, and cautioned the Board that an attempt to amend the articles without 100% approval could open up the HOA to litigation.

The cost to prepare and certify a vote on amending the Declaration would be at minimum in the range of \$300-\$500 and could go higher if additional work is needed from counsel. This would not include the administrative cost of mailing the ballots to each homeowner by certified mail and providing return mail envelopes to each homeowner to return the ballots.

The Board has decided to not proceed with such an amendment based on the cost involved and counsel's opinion regarding the "virtual impossibility" of getting 100% approval for amendment from the homeowners.

