



Huntington Estates
Home Owner's Association
Neighborhood Newsletter
1st Quarter 2020



Jon Holtom – President, 850-556-6516

Edson Manners – Treasurer, 850-212-2562

JuDee Dawkins - Maintenance Chair, 850-445-0161

Julie (Sam) Marshall – Nominations Chair, 850-597-0399

Nick Calabro – Audit Chair (non-Board Member), 850-519-2772

Candy Strand, Registered Agent – Recreation & Public Relations Chair (non-Board Member), 850-445-4841

Clay Whitaker – VP & ACC Chair, 352-258-6985

Lilliana Lindsey – Secretary, 850-491-3510

John Kellerman, 850-459-9553

Grant Kimball, 716-939-8759

Terry Maier, 850-562-2679

Happy New Year, Neighbors!

The 1st quarter 2020 neighborhood Board meeting was held on Tuesday, January 14th.

The first order of business was to recognize and welcome your newly elected and re-elected Board members for 2020. The newly elected Board members serving on your Board for the first time for 2020-2021 are: JuDee Dawkins, Lilliana Lindsey, Edson Manners and John Kellerman. Re-elected Board members for 2020-2021 are: Terry Maier and Jon Holtom. Continuing members for 2020 are: Sam Marshall and Clay Whitaker. Candy Strand was also to return for 2021 but has chosen to step down after several years of volunteering her time to help out the neighborhood to spend more time with her family. She will be greatly missed on the Board, but she promises to stay involved and help out as much as possible and will continue to fill the role of “registered agent” for the annual filing with the Division of Corporations. She will also continue to serve as the chair for the combined recreation and public relations committees. The person who received the next greatest number of votes at the November meeting was Grant Kimball, who has agreed to fill the vacancy left by Candy for the remainder of this calendar year. Please see names and contact numbers for your Board members listed in the header, above.

Next, we discussed the results of the special meeting held on Thursday, January 9th to increase the annual dues from \$400 to \$475, beginning with this calendar year. As you will recall, we held a vote for this increase at the November members’ meeting but did not have the necessary 60% quorum to complete the vote. Therefore, we were required to continue the vote at a follow-up meeting requiring only a 30% quorum. This reduced quorum was met and the vote to increase the dues passed. While the increase takes effect this calendar year, because the vote was not completed before the dues notices were mailed in December, a supplementary dues invoice is being prepared and will be mailed out in the near future. It will be due upon receipt, but similar to the regular dues, you will have up to 60 days to pay before being considered delinquent. If you have not yet paid your dues for 2020, you may satisfy both invoices with a single payment at this time. If you have already paid the original invoice, you may pay the supplemental invoice upon receipt. If you wish to make electronic payments through your bank or by credit card, we now have the ability to accept those. Just be aware that any administrative fee charged by your payment option will be added to your total due, as the association is not set up to pay these processing fees.

VERY IMPORTANT REMINDER. Please be aware that your neighbors have insisted the Board ensures that all members pay their required annual dues to relieve the additional burden placed on everyone as a result of the current dues increase. In accordance with our Covenants and Restrictions, any dues owed but not paid by the delinquency date will be turned over to the Association’s Attorney for collection through the filing of a lien. If the lien is not successful in obtaining payment, the next step will be for the attorney to immediately commence foreclosure proceedings. No fees associated with these legal actions will be incurred by the association. They will be added to the total amount due for collection that all late-payers will have to satisfy to retain clear title to their property. To avoid incurring additional costs associated with the collection of your personal obligation or the very real possibility of foreclosure and loss of your home, please pay the full amount that you owe prior to the delinquency date. If you have any questions about how this might affect you, please contact Jon Holtom (President), Clay Whitaker (Vice President) or Edson Manners (Treasurer) at the numbers listed above.

New business for the year ahead includes beginning the process of updating our old governing documents. A working committee will be formed to start going through our old documents to identify the obsolete conditions related to the original developer and to identify areas that are in conflict with the state statutes that regulate homeowner's associations. This process will be very time-consuming and will require lots of research into state laws to properly bring our governing documents up to current standards and requirements. This process will also require a lot of active input from all of you who live here and have a vested interest in positively affecting the shape of the neighborhood for ourselves and our future generations to come. Due to the very outdated nature of our governing documents and the much more current requirements of the Florida Statutes, our governing documents need to be updated to avoid future conflicts and misinterpretation. Our law firm has offered to completely update our documents for us at a cost of \$4,000, with potential additional charges for copying, noticing and filing in the public records. We believe we can perform much of this work ourselves to save everyone money, but we will need help from each of you.

Remember that your Board members are all volunteers who receive no monetary reimbursement for their time. A little over half of your annual dues (\$240 out of \$475) go straight to the road fund to prepare for the future resurfacing and maintenance. The remainder is used to cover the cost of keeping the streetlights lit, the common areas mown, taxes, insurance, office expenses related to mailing notices and minor maintenance expenses. Any budget leftover at the end of the year is being directed to the road fund to help reach the resurfacing goal as soon as possible. There is no extra money in the budget to hire people to plant flowers at the entrances or provide and spread pine straw in the common areas. While we would all appreciate these extra touches toward beautification, providing for the maintenance and improvement of the roads has a much more lasting effect on all of our property values. Therefore, to have the extra touches, it will be up to everyone who lives here to volunteer their time to help purchase and install plants and pine straw. After the road fund has recovered to the point that we can pay for the resurfacing of our roads, we can reevaluate the budget and adjust it for including a larger landscaping budget item if that is what the majority of the members would like. Until that time, we all need to get actively involved to ensure the neighborhood reflects everyone's personal desires for services and public appearances.

The Board members have heard from many of you that you do not wish to attend the Board meetings because you have been dismayed with the attitudes of the Board members and the lack of feeling included. Please know that your active Board members have taken this concern to heart and have tried very hard for the past two years to make sure no one ever feels this way again. This neighborhood belongs to all of us! The Board members are not volunteering their time just to take control and make decisions for the neighborhood based on personal agendas. We represent all of you and want to make sure that everyone feels welcome and takes pride in their homes and surroundings. If you don't come to the meetings and get involved in the decisions that affect your homes, we can't possibly succeed in adequately representing your interests or rebuilding the goodwill that is needed to foster a peaceful living environment.

Please attend the quarterly Board meetings and get involved with the decisions that affect your homes. We have all willingly chosen to live in this amazing neighborhood and we all need to be actively involved with maintaining the continued success of the homeowner's association to fully protect our property values and the quality of the neighborhood. Ideas and suggestions from the members about changes you would like to see (or not see) need to be clearly expressed so that your interests will be properly represented.

Remember to check us out at your neighborhood webpage located at: <http://huntingtonestateshoa.org>. If you have any neighborhood pictures that you would like to share with the world or ideas for additional content, please submit them to Clay Whitaker for uploading.

Thank you for all that each of you do to make Huntington Estates a great place to live! Let's all continue to work together to make it even better!

C&R Compliance Reminder. Per Article Seventeen, boats, trailers and campers are required to be parked or stored within the garage or carport or placed behind the residence in such a manner that the vehicles shall not be visible from the street which runs in front of the property. If you have these items visibly parked in your driveway, please move them at this time. Thank you!

The next regularly scheduled quarterly Board meeting is set for 7:00 p.m. on Tuesday, April 14, 2020, at the Fellowship Baptist Church. See you there!