

TAVOLA WEST HOA

YOUR QUESTIONS ANSWERED

Assessments | ARC | Amenities | Enforcement | Transparency | Getting Involved

Recent homeowner questions are worth answering. The goal is not to say "because that is the rule," but to explain what the Association does, why certain requirements exist, and how homeowners can help shape the future of Tavola West.

YOUR \$900 ANNUAL ASSESSMENT | About \$75 per month

What does the annual assessment pay for?

The annual assessment is not a pool membership fee and it is not only for landscaping. It is each owner's share of the cost of operating and maintaining the Association and common property for the year.

- Common-area landscaping and irrigation
- Pool operations, chemicals, equipment and repairs
- Playground and amenity maintenance
- Lake, fence and common-area maintenance
- Water, electricity and other utilities
- Insurance and professional services
- Management, accounting and administration
- Pest and mosquito control
- Community communications and events
- Reserves for future major repairs

Where does the money go?

Operating expenses: pay today's bills such as landscaping, pool service, utilities, insurance and management.

Reserve funds: set aside money for larger future repairs and replacements. Healthy reserves can reduce the risk of large special assessments later.

Why isn't there an itemized \$900 receipt for each house?

Assessments are pooled to fund the Association's approved budget. Your \$900 is not divided into a personal package such as "\$200 of landscaping" or "\$100 of pool use."

Homeowners should still be able to review how Association money is budgeted and spent through Inframark's resident resources and official Association communications.

Why do owners pay for things they may not personally use?

HOA expenses are shared community expenses. A homeowner who rarely uses the pool still owns property in a community where Association assets must be maintained, insured and repaired.

The same is true when an entrance needs repair, irrigation breaks or a common fence must be replaced.

Can HOA assessments increase?

Assessments can potentially change when the budget and governing documents allow it. Any change must follow the governing documents and applicable law.

Costs such as insurance, utilities, labor, landscaping, repairs and professional services can change over time. The key question should always be: What does the budget require, and why?

COMMUNITY EVENTS: WHAT IS COMING UP?

A recent pool event was held, and upcoming events announced in the community discussion include: **Community Garage Sale - October 10 | Fall Carnival - October 21 | Christmas Event - details to come.**

Events are only one part of the HOA budget. They are intended to build neighborhood involvement and offer activities for different ages and interests over time.

Why do I have to ask permission to improve my own home?

Your home belongs to you, but the property is also subject to recorded deed restrictions and architectural requirements. Those documents can require approval before certain exterior changes are made.

The purpose is to review a project before money is spent and before a problem is created for the homeowner, a neighbor or the community.

Why is there an ARC application fee?

The annual assessment pays shared community expenses. An architectural application is generated by one owner's specific project and requires an individual review.

- Receiving and tracking the application
- Reviewing plans, measurements, photos or surveys
- Checking applicable architectural requirements
- Requesting missing information
- Communicating with the homeowner
- Documenting the decision and keeping records

Why does the HOA care about a backyard project no one can see?

Visibility is only one issue. Exterior projects can affect drainage, easements, setbacks, underground utilities, neighboring property, structural safety and future maintenance.

- Concrete can redirect water toward a neighboring lot.
- A structure can be placed inside a utility or drainage easement.
- A patio cover can affect setbacks, height, drainage or attachment.
- A generator can involve gas, electrical, clearance, noise and placement requirements.

If I pay the fee, why can the project still be denied?

The application fee pays for the review - it does not purchase an approval. If payment guaranteed approval, there would not actually be an architectural review.

A project can be approved, approved with conditions, returned for more information, or denied if it does not meet applicable requirements.

Could every backyard project simply be exempt?

Some rules may be reviewed or clarified, but the Board cannot simply ignore recorded deed restrictions. Some changes may require a formal amendment process.

Example: if a large slab later sends stormwater into a neighbor's yard, residents may reasonably ask why the project was not reviewed before construction.

What kinds of projects are reviewed?

Projects in the community have included concrete patios, patio covers, landscaping changes, exterior painting, storm doors and whole-home generators.

Many applications are approved once the required information is supplied and the project meets the applicable standards.

What if another neighborhood does not charge an ARC fee?

HOAs handle review costs differently. One may include the cost in everyone's assessment, another may charge the owner requesting review, and another may use a third-party reviewer.

Comparing only the application fee does not show the total cost or structure of another HOA.

IMPORTANT: THE CURRENT BOARD DID NOT WRITE THE ORIGINAL DEED RESTRICTIONS

The current Board is entrusted with helping ensure that the Association follows and enforces the governing documents. The Board uses the professional management resources of Inframark to carry out that responsibility consistently.

The Board can review policies and processes that are within its authority, but it cannot simply disregard recorded restrictions because a particular rule is unpopular.

ENFORCEMENT, AMENITIES & COMMUNITY INVOLVEMENT

Do Board Members patrol the neighborhood?

No. Board Members are volunteer property owners. They are not driving through the neighborhood looking for violations or inspecting individual homes.

Inframark performs regular community inspections as part of the Association's professional management services.

Why is the pool not larger or open all year?

Even when the pool is closed to swimmers, costs can continue for chemicals, cleaning, pumps, filtration, utilities, repairs, insurance and seasonal preparation.

A longer season can also increase staffing, maintenance and operating costs.

Why did I get a notice when I was only washing my trash cans?

Context matters. An inspection records what is visible at the time. A photo can show cans in a driveway without showing that the owner was washing them and planned to put them away shortly.

If a notice involves a temporary situation, use the Inframark portal to explain it. Photos and a short explanation can help management review the circumstances.

Can Tavola West add more amenities?

Potentially. A larger pool, splash pad, pickleball courts, trails or other recreation areas are capital projects that require planning.

- Available land and construction cost
- Insurance, utilities and long-term maintenance
- Reserve funding or other financing and community support

Why isn't the HOA doing anything about lawns, trash or other properties?

Inframark inspects for lawn and landscaping maintenance, trash/debris, visible trash cans, exterior maintenance and unapproved exterior changes.

Enforcement can take time because notices, cure periods and follow-up steps may be required. One visible problem does not necessarily mean it is being ignored.

Are Board Members paid?

No. Tavola West HOA Board service is a volunteer position with no pay or compensation of any kind.

Board Members are fellow property owners who volunteer personal time to review budgets, contracts, maintenance, vendors, homeowner concerns and community projects.

They do not personally profit from assessments, ARC fees, violations, fines or Association spending.

What about cars parked along the street?

Parking authority depends on the governing documents, the type of violation and whether a road is public or private. The HOA can only enforce matters within its legal authority.

Want to volunteer or serve?

Board service is for eligible Tavola West property owners under the Association's governing requirements.

If you would like to serve the community, contact Inframark and ask about one of the many volunteer, committee or Board opportunities available.

HOW CAN HOMEOWNERS HAVE MORE SAY?

1. SUBMIT

Use the Inframark portal for maintenance, amenities, possible violations, vendor concerns and improvement ideas.

2. ATTEND

Attend Board meetings, stay informed and use homeowner-comment opportunities when available.

3. ASK

Ask why a rule exists, why money is being spent, or whether a process or amenity can be improved.

4. SUGGEST

Bring a specific solution. "Study pickleball courts" is more actionable than "we need better amenities."

5. VOLUNTEER

Help with events, committees, communications, landscaping ideas, technology, finance or other projects.

6. SERVE

If you want to help make decisions, consider Board service when an eligible opportunity is available.

THAT IS HOW CHANGE STARTS

A Facebook conversation can bring attention to an issue, but the best way to turn a concern into action is to submit it through Inframark so management and the Board know about it.

Submit the concern. Attend the meeting. Ask the question. Suggest the solution. Volunteer to help. Get involved.

Tavola West belongs to all of us, and building a better community takes participation from all of us.

Plain-language informational summary. If anything in this flyer conflicts with the recorded governing documents, adopted Association policies or applicable law, those controlling documents and laws govern.