Quaker Hollow - Homeowner Association

QUAKER HOLLOW HOMEOWNER'S ASSOCIATION
MEMORANDUM TO ALL RESIDENTS

To:	All Residents of Quaker Hollow
From:	The Quaker Hollow HOA Board of Directors
Date:	October 5, 2026
Subject:	Community Update: HOA Governing Documents and Rule Enforcement

Dear Neighbors,

We want to thank you for helping make Quaker Hollow a wonderful place to live, work, and make friends. Recently, the Board has received feedback from residents expressing uncertainty about how community rules are being administered. We appreciate this feedback and want to take this opportunity to provide clarity on our community standards and the enforcement process.

Quaker Hollow is governed by our Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens, as well as our By-Laws and Rules and Regulations. As the current Board has transitioned into our roles and engaged new property management, we have conducted a thorough review of these governing documents, which as you know have recently been amended and updated. It has become apparent that past decisions and administrative practices—by both prior boards and our previous property manager—did not always adequately evaluate or enforce these controlling documents. For example, practices that some residents may have grown accustomed to have actually been restricted by our Declaration since the community's inception.

It is the current Board's goal to address these past discrepancies. We are not creating new restrictions; rather, we are returning to the consistent enforcement of the rules that are already in place to preserve the character, safety, and property values of our neighborhood.

To ensure transparency and address concerns about the violation process, we want to outline how rule violations are handled. The Board's primary goal is always to seek cooperation, not to assess penalties:

1. **Informal Notice and Warning.** When a rule is not followed, the initial step is to seek compliance informally or by sending a written warning letter to a resident. This notice will identify the issue and establish a reasonable compliance date for the homeowner to correct the violation. If the homeowner needs additional good faith reasonable time to come into compliance with the request, they are encouraged to reach out to the Board to discuss the necessity of same and the Board may, in its sole discretion, decide upon such request.

2. **Fines and Penalties.** If the violation is not corrected by the specified date, or if it is a repeated infraction, the Board has the authority to assess commercially reasonable monetary penalties against the violating resident based upon the seriousness of the violation and the length of time such violation has been occurring since the resident was first notified of a violation.

3. **Accrual and Collection.** If a homeowner fails to resolve the violation, fines can continue to accrue over time. Under our Declaration, unpaid monetary penalties are treated as an Assessment against the home; they constitute a personal obligation of the owner and become a continuing lien on the property until they are paid in full.

Our intent is to apply the community rules fairly and consistently for the benefit of everyone. If you have questions regarding the governing documents or would like to review the specific fine schedule and cure periods, please contact our property manager.

Thank you for your cooperation and your continued dedication to the Quaker Hollow community.

Sincerely,

The Quaker Hollow HOA Board of Directors