

## **OPEN LETTER FROM LARRY YETTER: WHY DO WE HAVE HOMEOWNERS ASSOCIATIONS IN THE RANCH AT CYPRESS CREEK?**

Dear Neighbors,

As many of you know, the enforcement of restrictive covenants for subdivisions within the Ranch at Cypress Creek MUD (District) is performed by the Ranch at Cypress Creek Homeowners Association (Ranch @ CC HOA), the Deer Creek HOA, or the District, depending on the location of the property. I recently presented the idea of allowing open subscription to the Ranch @ CC HOA newsletter to all residents of the District. Because there are so many inactive HOA sections in the District, I felt that the newsletter would allow citizens to become a little more familiar with an active HOA and how it functions. It is my personal feeling that residents may find it preferable to function within an HOA as opposed to the District Board of Directors administering the restrictive covenants for those sections that do not have a functioning HOA. We would like to hear from you. The Ranch @ CC HOA has provided the following information regarding subscription to its newsletter for posting on the District's website. Following this information is a discussion covering my understanding of the origin and reason for the creation of the Ranch @ CC HOA in the District:

### **From the Ranch at Cypress Creek HOA**

#### **SUBSCRIBE TO THE RANCH @ CYPRESS CREEK HOA NEWSLETTER**

The Ranch at Cypress Creek HOA is an active, dues paying HOA that consists of 331 homes within the Ranch. The HOA covers the back section of the District starting with Milan. The HOA has a website, [www.ranchatcypresscreekhoa.com](http://www.ranchatcypresscreekhoa.com), that posts information regarding HOA activities with links to the District, City of Cedar Park, and Gardening Tips etc. The HOA distributes newsletters to its homeowners via e-mail approximately 6 times a year. If you would like to receive the newsletter please e-mail [yetemb@aol.com](mailto:yetemb@aol.com), or you may go to the HOA website to read the newsletters.

### **Reasons for an HOA**

#### **Why do we have a Homeowners Association (HOA)?**

This is my version and I know there are variables, but let's stick to the Ranch at Cypress Creek:

- Developers/Builders form an HOA at least for the following two reasons:
  - Provide development/ building controls and standards during the build-out of the property under development. This maintains a marketable development until it is sold out and building has completed.
  - As a marketing tool, communities with standards are viewed favorably by many buyers.
- To facilitate meeting their objectives, Developer/Builders provide a set of standards or guidelines of how homeowners are to maintain or enhance their property. They contain positive guidelines related to the maintenance or modification to your home and property.

Although those controls may disturb the pioneer genes in some of us because they restrict some freedom to do what we want with our property, for most of us it is an acceptable tradeoff for a certain amount of uniformity and standards related to our lifestyle and the type of community we want to live in.

In addition to increasing the value of your investment at resale, an HOA ensures that you have a board of your friends and neighbors to maintain community standards. Think about the prospect of having to deal one on one with your neighbors if their lifestyle produces a property problem that reflects on the community: a Board of your elected peers is a preferable buffer to administer the community standards accepted by all at title closing.

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Along those same lines, let's say that after annexation a problem arises between the District and Cedar Park; who will represent the Ranch at Cypress Creek? How will it be funded if it needs more than a presentation to a new City Council with new objectives? I propose to you that the HOA can serve that possibility by representing the community as a whole with much more effectiveness than individual property owners.

If you have stayed with me this far, please read why I think the R@CC HOA has such a good track record:

You can tell when things are being run right, because very few members come to meetings and it is difficult to get a quorum for the annual Board Director election. Terms are staggered so one of the three director's term is up each year. The tenets for HOA Directors have remained roughly as follows:

1. Administer the covenants such that the community is attractive to prospective home buyers and the existing owners live to a mutually agreed-to set of standards designed to make the R@CC a pleasing community to call home. (Nothing works 100% of the time but this is a worthy objective)
2. Approach the violation administration with courtesy and try to promote voluntary corrective action. Use common sense and afford homeowners a minimum of restrictions on the use of their property.
3. Comply with "1" & "2" above as economically as possible, i.e., the lowest fee possible to meet requirements of the member homeowners.

Thank you for your interest, and I would be happy to answer questions to the extent possible.

Regards,

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