

## IMPORTANT REMINDER FOR HOMEOWNERS

If you are not familiar with our HOA documents, please take some time to read them. If you cannot locate your copy, our "Declaration of Covenants, Conditions and Restrictions" and "Summary of Rules and Regulations" are available on our website [www.hadleyparkhoa.com](http://www.hadleyparkhoa.com) as well as the IPM-HOA website [www.ipmhoa.com](http://www.ipmhoa.com). Being familiar with and abiding by these documents will ensure a safe and peaceful community.



As the holiday season begins, we want to wish our Hadley Park community a safe, healthy and fun filled Holiday Season!

## 2019 Town Hall Meeting

Immediately following the Annual Meeting, we held an open discussion Town Hall Meeting. A large portion of the discussion focused on whether or not our Declaration of Covenants, Conditions and Restrictions ("Covenants") allows homeowners to rent their property. The terminology in the document is not very clear and can be misleading. It is covered under **Article IX, Use Restrictions, Section 18. Leasing.** *"No Building on any Lot may be leased except in accordance with rules and regulations promulgated by the Association".* It was decided the best course of action to define the meaning of this section was to seek a legal opinion. Hadley Park's attorney specializes in Homeowner Association laws. Her response is as follows: *"In my opinion, the language does not prohibit leasing in Hadley Park but it demands that any leasing in Hadley Park comply with the applicable rules and regulations".*

The Board also instructed the HOA attorney to review Hadley Park's Summary of Rules and Regulations, specifically additions approved by a majority of homeowners and adopted on January 1, 2009. After her review the attorney recommended the HOA update and include the additions noted in the Summary into the Covenants and Bylaws. This action will require amending our governing documents.

## 2020 Budget



The 2020 Budget was ratified on Tuesday, November 19, 2019. The Board and IPM work diligently to keep the costs down. We have been successful over the years but occasionally we have no choice but to increase the monthly assessment. Our budget is very tight. Any increase in fees can impact it. An increase of \$804 to the yearly budget will necessitate raising the monthly assessment by \$1.00 per homeowner. We will continue to do our best to keep the costs down as much as possible and appreciate your support and understanding.



We hope everyone had an opportunity to select your preferred size of the new containers from Waste Pro for trash and recycling. However, if you did not provide Waste Pro with your preference during the sign-up period, you will still receive new containers (one for waste and one for recycling). Without specifying your preferred size directly with Waste Pro, you will receive two of the larger size containers.

Waste Pro also offers the following additional services, at homeowner's expense:

- Bulk Waste (furniture, appliances, etc.)
- Household Hazardous Waste
- Yard Waste (clippings, tree trunks, seasonal, etc.)

Please contact our local Waste Pro facility at (828) 684-7790 for additional information on these services.

## Hadley Park Sign



Unfortunately we were unable to find a volunteer from the community to rehab the Hadley Park sign. As a result we have hired a local man trusted and recommended by IPM to repair our sign. Work is scheduled to begin the week of November 18. Our contract covers the following:

- Removing, repainting and replacing the Hadley Park lettering
- Remove and replace the stucco from the sign, matching the original color
- Repointing the mortar between the bricks

The sign is the only item within Hadley Park shared by the community. Therefore it falls under the accounting term "capital expenditure". Because the cost is considered a capital expenditure, the funds for these repairs will be taken from our Reserve Account and will not affect the annual budget.