

The Forest Carriage Home Association, Inc.

Mission and Purpose

Mission Statement

To maintain the appearance and property values in our neighborhood in a manner that is fiscally responsible and equitable across all homeowners, and secure the enjoyment and quality of life in our homes and property, all consistent with the guiding documents.

General Statement

The Association was established by the original property developer, and subsequently passed on to the homeowners, primarily for the purpose of maintaining and managing the operation of the pond system as well as providing specified care and use of property and homes.

Unlike a condominium association (which generally manages all aspects of the maintenance of the exterior of homes and grounds), we are an association of individual homeowners – a homeowners' association ("HOA") – that provides a set of specific, limited services to its members. Beyond those services, each individual homeowner is solely responsible for the care, protection, and attractiveness of their home and property.

Responsibilities Allocated to the Association

The Association currently provides certain limited services relating to (without limitation):

- a) Maintenance of the operation and quality of the ponds,
- b) Landscaping and snow removal services, and
- c) Defined painting and repairs of home exteriors.

Further, the Association, principally through the Board, is responsible for enforcing its rules and regulations as set forth in the guiding documents.

Responsibilities of the Homeowners

To the extent not within the responsibilities allocated to the HOA, the homeowners are obligated to diligently perform all maintenance and repairs within and outside of their home which, if neglected, might adversely affect the integrity or appearance of the home or the value of their property or their neighbors' property values. As the owner of the home and property, they have the primary responsibility to keep their home and property safe, structurally sound, and properly maintained – in order that the neighborhood as a whole has an attractive, well-cared-for appearance; thereby sustaining property values.

Guiding Principles for the Board and the Homeowners Together

A key collective objective is to maintain the appearance and property values in our neighborhood in a manner that is economical and equitable across all homeowners.

For the size and character of our neighborhood, a self-managed volunteer Board is the most economical and responsive form of management. Accordingly, the current Board is composed of individuals who are your neighbors and who volunteer their time and energy to maintain the appearance and attractiveness of our homes and neighborhood. Questions and concerns that residents will have from time to time ought to be framed and presented with this in mind – that the questions and concerns are being addressed to their neighbors who have volunteered to work for the benefit of the entire neighborhood.

Choosing to live in our FCHA neighborhood comes with certain trade-offs. Our homeowners are provided a level of maintenance-free care of their property and home exterior – not having to do anything at all if they so desire in these regards to have an attractive house and property. However, certain services can be provided at a reasonable cost only if performed on a community-wide basis. A key example is landscaping services where a private gardening experience is not able to be affordably provided. Homeowners needing or desiring a more personal touch to their landscaping will want to undertake the additional work on their own or through hired contactors. And, while our community vendors take pride in keeping our neighborhood looking great, they will, from time to time, make mistakes due to the nature of providing community-wide service. Mistakes should be brought to the attention of the vendors by the Board who will work with them as part of a continuous improvement process.

In Summary

The Association as a whole, through its volunteer Board and through the collective conduct of the homeowners, provides a unique and desirable neighborhood experience here in The Forest – one that offers a level of maintenance-free and enjoyable living in an attractive setting with high property values at an affordable price. Quite simply, these are the guiding principles by which the Board operates and make decisions, and which provides the quality and enjoyment we see in our homes and property. It is not the place to live for everyone, but it is a great place to live.