

## MEMO

**TO:** Members of Freedom Hill Cooperative

**FROM:** Janet, Anita, Donna, Sandy, Annette and Joe – Members of the Board of Directors

**DATE:** August 11, 2021

**RE:** Helpful information about rented lot upkeep

We take this opportunity to remind members about a change that occurred regarding what defines each rented lot and to thank you for maintaining your full lot.

The Park rules do say that the Cooperative is responsible for maintenance of roads and common areas and that the tenant is responsible for the upkeep of their lot. However, a clarification and change to the tenant's responsibility regarding the upkeep of their lot was made by a vote of membership present at the September 2020 Annual Membership meeting. Section 3: General Responsibilities was amended to read:

**2. Upkeep of their lot. Amendment added effective January 1 2021:  
For those lots abutting a culvert, it is the homeowner's responsibility to  
keep the culvert clean of all debris**

This change became effective January 1, 2021 and was added to the official version of the Park Rules posted on the Freedom Hill website.

This change was made by membership because those present voted **NOT** to include funding to hire out the cleaning of culverts in order to avoid an even higher lot rent increase than was necessary. To avoid higher rent, and protect the investment already made to upgrade the culverts, membership clarified that each lot included the land up to the pavement, including those lots with culverts. Membership also decided that the homeowner would be responsible to keep the culvert from of leaves, weeds and debris. The Board was urged by members to make sure that any noted future rule violations were followed up on in a timely manner.

Membership was mindful that there would be some homeowners, whether due to age or disability, who could not physically maintain the culvert and suggested that if an owner let the Board know that this was the case that the Board would reach out to the other owners who had volunteered to help their neighbor maintain the lot or find another way to assist. This suggestion has and continues to be implemented as the Board was notified by a homeowner. Some homeowners even hired someone to do the task at their own expense.

When the spring park inspection was conducted in June, owners that had not attempted to clean the culvert or maintain other parts of their lot were noted by the non-Board members who toured the Park. Friendly reminders or rule violation notices were sent out. Yes, weather conditions were taken into consideration prior to the sending of these letters to give homeowners time to attend to the task. Whether one received a friendly reminder or a rule violation was determined by the history of having received similar notices.

We realize that not every lot has a culvert. The homes on the Pine Ridge and Redwood hills have the majority of the culverts, with a few scattered around the Park. The Board has received many favorable comments about how good the hills are beginning to look. This is thanks to your efforts to assume responsibility for the task.

Looking ahead... we want to make you aware of the timeline in which the culverts should be cleared of leaves etc. At minimum the culverts need to be cleaned out **2 times a year, Spring after the snow melts (May) and Fall once the leaves have fallen (October)** and the weeds/grass should be trimmed back whenever you mow your lawn, that no grass is higher than 6 inches (Section 6 #2)