

Monthly Newsletter



GREEN MOUNTAIN PHASE 1 HOA

In this newsletter you can expect:		
Where community standards come from	How enforcement begins	Opportunity to correct issues
How notices work	Homeowner rights and due process	FAQ's

COMMUNITY STANDARDS: HOW HOA GUIDELINES ARE MAINTAINED

Living in a planned community means homeowners share certain standards designed to protect safety, property values, and the overall appearance of the neighborhood. These standards are not created by the Board on a case-by-case basis; they come from the Association's governing documents, which were adopted by the community and can only be changed through the formal amendment process.

Because the Board is responsible for carrying out those documents, part of its role is ensuring adopted standards are applied consistently. Enforcement is not intended to be punitive. Instead, it is a structured process that begins with communication and an opportunity for homeowners to correct concerns.

Most concerns involve everyday community matters such as yard maintenance, garbage or recycling containers left out beyond collection day, basketball hoops placed in streets, or items blocking shared alleyways. In many cases, these situations are resolved quickly once they are brought to a homeowner's attention.

This issue explains how the Association approaches enforcement and the steps taken to ensure the process remains consistent, transparent, and fair for all homeowners. Understanding how these procedures work helps ensure community standards are maintained while protecting homeowner rights.

*Green Mountain Phase 1
Board of Directors*



UNDERSTANDING COMMUNITY STANDARDS & GOVERNING DOCUMENTS

The standards followed within the Association are established through the community's governing documents. These documents outline expectations for property use, community appearance, and how the Association operates.

Key governing documents include the CC&Rs, Bylaws, and additional rules or policies adopted by the Board to help implement those documents.

These standards are not created case-by-case by the Board. They were adopted as part of the community's governing structure and can only be changed through the amendment procedures outlined in the documents.

COMMUNITY STANDARDS IN PRACTICE

Many of the standards addressed by the Association involve everyday community matters. These may include maintaining landscaping, storing garbage or recycling containers after collection day, ensuring alleyways remain clear, or placing items such as basketball hoops only where permitted.

Clear, consistent standards help ensure that homeowners know what is expected and how those expectations are applied throughout the neighborhood.

Common areas are maintained by the Association based on their intended purpose, which may differ from the standards applied to individually owned properties.

THE ROLE OF THE BOARD

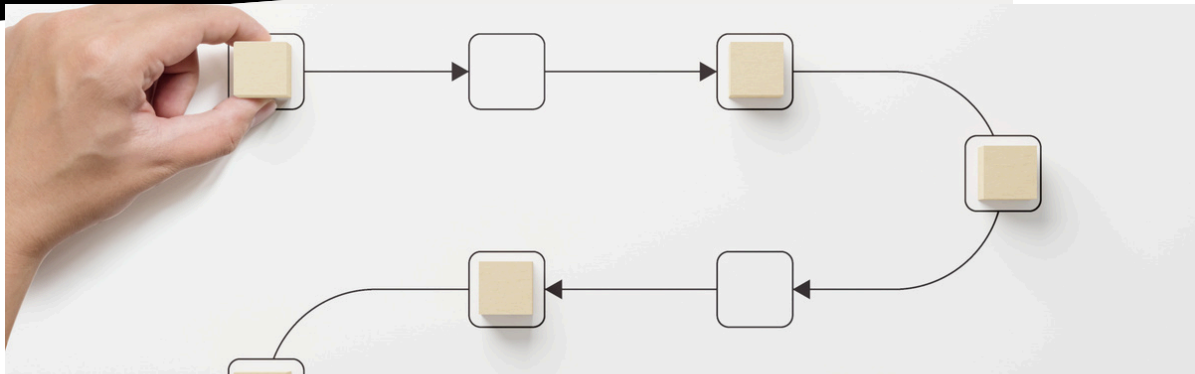
The Board of Directors is made up of volunteer homeowners elected by the community. The Board does not create rules based on personal preference.

Instead, the Board is responsible for carrying out the standards already established in the governing documents. This includes responding to concerns, applying rules consistently, and ensuring the enforcement process follows the procedures required by the Association's governing documents.

Most concerns are resolved through communication once a homeowner is made aware of the issue.

This approach helps ensure that standards are applied consistently across the community rather than based on personal preference or individual interpretation.

HOW COMMUNITY STANDARDS ARE ENFORCED



The Enforcement Process

When a potential concern is identified, the Association follows a structured process designed to ensure homeowners receive notice and an opportunity to address the issue.

A concern may be identified through routine inspections, vendor reports, or communication from a homeowner. If a condition appears to be out of compliance with community standards, the homeowner may receive a written notice identifying the concern and referencing the applicable rule in the governing documents.

The purpose of the notice is to inform the homeowner and provide time to correct the issue before any additional enforcement steps are considered. Most concerns are resolved during this stage once the homeowner becomes aware of the concern.

Opportunity to Correct

Notices provide homeowners with a reasonable timeframe to correct the issue before further action is considered.

This step allows time for the concern to be addressed and helps resolve most situations without escalation.

Clear communication during this stage helps ensure concerns are handled fairly and consistently.

HOMEOWNER RIGHTS

Homeowners have the right to receive clear notice when a potential concern is identified. Notices are intended to explain the condition observed and reference the applicable rule within the governing documents.

Homeowners may respond to a notice, request clarification, or provide additional information if they believe the notice was issued in error.

These protections help ensure the enforcement process remains fair, consistent, and transparent.

WHY DOCUMENTATION MATTERS

Because enforcement must follow established procedures, documentation plays an important role in the process.

Written notices, timelines, and records help ensure that the same standards are applied consistently across the community.

Documentation also helps demonstrate that enforcement decisions are based on the governing documents rather than personal preference.

Maintaining clear records protects both the Association and homeowners by ensuring the process is handled fairly.

DUE PROCESS & HOMEOWNER PROTECTIONS



WHY DUE PROCESS MATTERS

Enforcement is not simply about identifying a concern. It is about following the procedures required by the Association's governing documents and applicable state law.

Due process helps ensure that enforcement decisions are based on adopted standards, applied consistently, and clearly communicated to homeowners.

These procedures protect both homeowners and the Association by ensuring that concerns are addressed through a structured and transparent process.

WHAT HOMEOWNERS CAN EXPECT

When a potential concern is identified, homeowners receive written notice describing the condition observed and referencing the applicable rule within the governing documents.

The notice provides a reasonable timeframe for the homeowner to review the concern and correct the issue if needed.

If a homeowner believes a notice was issued in error, they may respond, request clarification, or request a hearing according to the Association's procedures.

WHAT THE HOA MUST FOLLOW

The Association must follow the procedures outlined in its governing documents when addressing potential violations.

This includes providing proper notice, allowing reasonable time for correction, and ensuring homeowners have the opportunity to respond.

Following these steps helps ensure enforcement decisions remain consistent, documented, and based on the authority established in the governing documents.

WHY THIS PROCESS MATTERS

Due process protects both homeowners and the Association. Clear procedures, proper notice, and consistent application help ensure concerns are addressed fairly and transparently.

When expectations and procedures are clearly defined, most issues can be resolved quickly through communication and cooperation within the community.



HOMEOWNER FAQ – APRIL

Q: Why did I receive a notice?

A: Notices are issued when a condition appears to be out of compliance with adopted community standards. Notices are informational and give homeowners an opportunity to correct an issue before further action is considered.

Q: Does receiving a notice mean I'm being fined?

A: No. Enforcement begins with notice and an opportunity to correct. Fines are not automatic and only occur if an issue remains unresolved after required steps are followed.

Q: What if I believe the notice was issued in error?

A: Homeowners may respond to the notice, request clarification, or request a hearing according to the Association's enforcement procedures.

Q: Who should I contact if I have questions about a notice?

A: Homeowners should contact the Association's management company for clarification, timelines, or next steps related to the notice.



NEXT MONTH PREVIEW — MAY 2026

Pool Operations & Safety: What Homeowners Should Know
As pool season approaches, May's newsletter will explain how the Association manages pool operations, safety requirements, and shared responsibilities for this community amenity.

Next month's issue will cover:

- Pool rules and why they exist
- Safety and liability considerations
- Vendor oversight and operating costs
- Why pool enforcement may differ from other rules

Clear rules, consistent oversight, and responsible use help keep the pool safe and enjoyable for everyone.

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