



Wilderness Ranch Owners Association, Inc.  
46 Wilderness Ranch Road  
Boise, Idaho 83716

Dear Wilderness Ranch Property Owner,

Your Board of Directors has recently tackled the “sticky” subject of Covenants, Conditions & Restrictions (CC & R) enforcement. It’s led to much debate and a new set of procedures that we will be following to ensure compliance with our CC & Rs. The fundamental purpose of this Association’s rules is to provide a basis for protecting members’ equity in the community and to provide the framework within which people can live in harmony in a group situation. We will adopt a new Corrective Action Policy to help deal with the various infractions brought to our attention. Our goal with this new procedure is to have a formal process in place for handling these issues and to encourage all neighbors to have open communication with each other. If you have a problem with your neighbor, talk to them. If that doesn’t work, file a formal written complaint. We’ve included a copy of the form in this mailing and it will also be available online at [www.wroa.org](http://www.wroa.org).

Automatic and mandatory homeowners associations are part of an overall concept of residential property ownership. Purchase of your home or lot brings with it membership in the association which provides the structure for operation and management of the residential community concept. Membership includes certain mandatory obligations, financial responsibilities and rules of the association. By purchasing in this Association, you’ve agreed to abide by its pre-established guidelines.

We live close to our neighbors, share common facilities (water and roads) and voluntarily sacrifice certain freedoms, all for the cause of protecting communal property values and reducing nuisances. Reasonable restrictions, consistently enforced over time, will preserve the net value of the community and maintain a high quality of life for residents.

Your Board of Directors has the following responsibilities:

- Manage common areas of the association
- Manage property interests of homeowners
- Provide services for homeowners
- Develop a sense of community through volunteerism.

Homeowners have two responsibilities; one to themselves and to their individually owned property, and one to the association and the community concept. Apathy by individual members can render our Association ineffective and can destroy our community. To maintain the quality of life that accompanies a well-maintained residential community, each individual member must do his or her part. The success of our Association will depend on how well each member meets and keeps the responsibilities that are established by the covenants creating this community.

Our Association is one of the most representative and responsive forms of democracy in America today. Homeowners freely elect neighbors to serve on the Board. Numerous other owners serve on committees and help with day-to-day operations of the Association's business. Board members and committee members are volunteer leaders who meet regularly to discuss pertinent details about running this community. A Board meeting of our Association is very comparable to a city council meeting. All of those on the Board and committees are volunteers who are in charge of the operation and governance of this association. They are unpaid and devote their personal time to managing the affairs of this community. Without them, we would be in dire straights.

Being part of this Association doesn't automatically create a sense of community. One of the biggest challenges we face as board members, is nurturing the community spirit. Our Association combines the characteristics of a local government, a business, and a community. All three are necessary; the challenge is to balance their respective demands on homeowners and leaders alike.

It's easy for us to focus attention on the governance and business aspect of operating the Association's day-to-day business because of their immediacy. However, a strong sense of community among residents and clear lines of communication focus everyone's attention on the positive benefits of being a part of this great community and encourage participation in Association activities.

So with these new code enforcement guidelines in place, we hope to encourage individual homeowners to take pride in their own properties by cheering a sense of community. We all accepted these covenants when we moved onto the Ranch, an agreement between all neighbors that we would take care of our properties and not lower property values of neighbors by failing to maintain our properties. It really is up to each of us individually to realize we are a community. This means respecting your neighbor enough to slow down on the roads and drive the speed limit. It means not letting your dog bark incessantly or run at large and disturbing your neighbors' peace. It means keeping your property tidy. And ultimately, it means abiding by the rules established in our CC & Rs.

We have included copies of both the CC & R Complaint form and the Corrective Action Policy. Both of these items will be finalized and adopted at our December 20<sup>th</sup> Board meeting. We encourage public comment from residents and attendance at this Board meeting if you have concerns with any of these new measures. As always, please feel free to contact any of your Board members if you have questions.

Sincerely,

Dawn Best, President  
Bill Lendvay, Vice-President  
Dick Burgman, Treasurer  
Paul Bucca, Secretary  
Sandy Moser, Member-at-Large