Cimarron Homeowners Association of Sammamish

Notice of Changes to Fine Schedule

The Board of Directors of the Cimarron Homeowners Association of Sammamish, pursuant to Article 16 of the CC&Rs and Article 12.1.1 of the by-laws, has adopted the enclosed *Covenant Enforcement and Fine Policy* (Policy)*.* This Policy replaces the existing schedule of fines effective April 1st 2017. In addition to setting a new fine schedule, the Policy lays out a general guide for the Board to use in response to violations.

At last year's AGM, the Board was asked to address a longstanding covenant violation. In doing so, the Board also looked at the factors that lead to such a situation in the first place.  The lack of an enforcement protocol that had undergone professional legal review was identified as one area of concern.  Additionally, the existing fine schedule (last updated in 2008) was no longer sufficient to motivate some residents to correct violations even after several months of receiving fines.  The primary goals of the Board in creating this new Policy are to:

* Create a more formalized and structured enforcement policy to improve the outcome of enforcement efforts.
* Encourage voluntary compliance by providing ample time to correct violations before any punitive action is taken.
* Update the fine structure to provide a sufficient incentive to correct long standing violations.

The most significant changes are summarized below, but please see the enclosed document for details of the actual policy (in case of conflict between this summary and the Policy, the Policy prevails):

* Covenant violations are no longer differentiated in to different categories (e.g. Boat/Trailer parking violation, Unsightly conditions, etc…), with the exception of stop work orders.
* In most cases, fines will be assessed on the following schedule:
	+ Initial notice of violation: No fine assessed.
	+ If violation is uncorrected 30 days after initial notice: $100
	+ If violation is uncorrected after an additional 30 days: additional $225
	+ Every month thereafter that the violation is uncorrected: additional $350
* In cases of minor and/or infrequent violations, the board, at it’s discretion, may issue an additional reminder letter 30 days before sending the first violation notice (effectively providing 60 days to correct the violation before any fine is issued).
* In the case of “Chronic Offenders”, as defined in the attached Policy, the fine schedule above will effectively be accelerated by 30 days: a $100 fine will be assessed at the time of the initial notice, $225 if the violation is uncorrected after 30 days, and $350 for every month after that the violation remains uncorrected.
* A Stop Work Order may be issued by the Board to any Owner engaged in an unauthorized activity (any activity that requires written approval of the board, but for which approval was not obtained). A fine of $100 will be imposed when a Stop Work Order is issued, and a fine of $100 per day will be issued for each day that the activity continues in violation of the Stop Work Order.

The new Policy will be presented at the AGM (7 PM, March 15th @ Samantha Smith Elementary School Library), with an opportunity for members to ask questions and provide feedback to the Board. Members are also welcome to send questions and feedback to board@cimarronhoa.com at any time.