

Manzanares Neighborhood Homeowners Association, Inc Mission Statement

Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to preserve property values, and support initiatives and capital improvements that benefit the greater good of the community.

This is accomplished by properly maintaining and occasionally upgrading common areas, as well as ensuring those residents' properties is held to the same standards. We, the board members, will consistently abide by our covenants, bylaws, restrictions and policies to ensure we are always taking a fair, ethical and objective approach in representing the interest of all homeowners. Manzanares Community Association should remain a safe and desirable place to live for all residents and their families. The board will continue to work together to provide ethical and fiscally responsible solutions that promote a sense of community, enhance our property values, and preserve the community for future generations to come.

Vision

We envision a community of neighbors working together in private, voluntary association to achieve a higher quality of life and increasing property values. We envision a neighborhood that is considered by residents and non-residents alike to be a desirable place in which to live and enjoy the benefits of family, friends and community.

We will continue to uphold and build a vibrant community that fosters neighborhood pride, encourages and inspires cooperation and promotes peacefulness, understanding and maintains an appealing environment for all homeowners. We must have a commitment to excellence and to open communication.

Values/Objectives

– Board members must follow the rules and uphold the rules and CCR's.

- Respect each other and the diverse needs of our homeowners.
- Operate openly and encourage participation in our Association.
- Employ responsible, sound judgment in all our financial decisions.
- Operate in an honest, effective, and professional manner.
- Weigh the interests of all current and future homeowners equally.
- Advocate for our interests in the community, city, county, and state.
- Remember it is **NOT** about changing rules for a few or themselves, but about the whole community. Changes have consequences and must be thoroughly considered. Keep in mind that most built into the community **BECAUSE** of the rules.

Goals/Responsibilities:

1. Managing assets:

- Monthly review of association bills and receipts
- Monthly review of bank statements
- Supervise the selection and approval of contracts for service providers
- Create and maintain an annual budget, determine yearly dues
- Establish and secure reserve funds
- Select a management company, and other professionals for the Association

2. Ensure compliance with covenants/by-laws:

- Uphold the Rules & Regulations and CCR's.
- Arbitrate disputes
- Hold hearings/ authorize legal action against owners who don't comply with rules and regulations and CCR's.
- Schedule at a minimum bi-monthly meetings to hear homeowners' comments, dispatch old business, consider new business
- Hold annual elections each year in January.

3. Preserve property values of owners:

- Monitor management company's performance and provide feedback
- Facilitate grounds management, upkeep and repair of common property areas
- Authorize common area and limited common improvements
- Provide adequate coverage for insurance through the neighborhoods policy