

Charmae Springs HOA
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charmaespringshoa@gmail.com

TO: All Property Owners
FROM: Board of Directors
DATE: 03/10/2026

Updated Compliance requirements for our HOA

In our recent annual meeting the level of compliance of the HOA's CC&Rs was brought up with complaints about specific activities and rules violations. Your Board has met and determined some activities that could generate fines and what those fines will be and they are listed below. Additionally, we have noted that several upgrades or modifications to some homes have been made without seeking approval from the architectural committee. Some examples are new roofs installed and antennas mounted on roofs. Please contact us through the website at charmaespringshoa.org if you wish to add, modify, paint or build anything on your property that would be visible to neighbors. You may note that the above website now has copies of all the documents we have sent to owners, including this letter.

- 1) Trash cans should not be put out until the day before scheduled pickup and must be removed by the day after pickup. Additionally, cans must be kept in the garage or behind a fence so they are not visible from the street. First offence will generate a warning note on the can(s) and following offenses will be fined at \$20.00 per offence.
- 2) Toys, bicycles, wading pools, fire pits, firewood and other loose objects are not allowed in the front areas of your home. Only basketball hoops may be allowed but must be kept away from sidewalks and the street. Again, a warning will be posted with a specific date for the removal of these items. If removal is not done in a timely manner a fine of \$20.00 *per day* will be made to your account.
- 3) Trailers, boats and RV's must be behind fences when not in use. You may park your RV in front of your home for a maximum of 3 days for loading and setup.
- 4) There are a lot of other possible issues named in the CC&Rs but unless the Board receives a direct complaint from a neighbor, we do not intend to pursue them at this time.

If you are a renter and have received this letter please let us know by using the contact form on the HOA website (charmaespringshoa.org) so that we may also send this notice to the property owner.

For those of you that have not yet paid your annual dues, please be aware that certified letters were sent out on March 9th which added \$41.08 plus \$2.00 interest to your bill bringing the total owed to \$243.08 for the current year (if paying by credit card the amount is \$250.43 to cover cost of processing).

Sincerely, your Board of Directors