

Hamilton green



HOA Community Meeting

September 17, 2026

Agenda

1. Welcome
2. 2026 Community Update
3. Governance Improvements
4. Community Property & Reserve Planning
5. Proposed Covenant & Bylaw Changes
6. Homeowner Q&A

Welcome!

- **This meeting is being recorded** to assist with the preparation of accurate meeting minutes.
- Please **sign in** if you have not already done so.
- Please hold questions until the designated **Question & Discussion** portion of the meeting.
- Please be respectful of your neighbors and allow everyone an opportunity to speak.
- Please silence cell phones.



Financial & Legal Stewardship

The Board oversees assessments, budgets, reserves, contracts, insurance, governing documents, and compliance with applicable law.



Our responsibility is to protect what we have, plan for what comes next,
and make decisions that serve the community as a whole.

Hamilton Green Is More Than Individual Homes

It is a shared community with substantial assets, financial responsibilities, and long-term maintenance needs.



257 Homes

A community of 257 households.



\$100 Million

Residential Property Value

Approximate neighborhood value based on an illustrative \$400,000 average home value.



15 Acres of Natural Areas

Community-owned trails, wooded open space, and creek corridors that require ongoing stewardship and maintenance.



Shared Amenities & Infrastructure

Pool, buildings, grounds, entrances, drainage, and other common facilities require regular care, repairs, and eventual replacement.



Amenities matter: Research suggests neighborhood amenities may add

5%–7% to home values.

Working Together to Build a Stronger Hamilton Green

Since January 2026, your Board has focused on four priorities:

Good Governance

- Improving transparency and accountability
- Documenting Board decisions
- Strengthening financial and operational controls

Fair & Consistent Enforcement

- Working with legal counsel to improve violation and fine procedures
- Standardizing documentation and processes
- Applying rules consistently

Better Communication

- More informative meeting minutes
- Expanded newsletters and website updates
- Increased homeowner communication

Investing in Our Community

- Maintaining and improving existing property
- Long-term planning
- Protecting property values
- Updating our insurance coverage

Governance Improvements

Since January 2026, the Board has focused on strengthening:

- Board decision-making records
- Rule-enforcement procedures
- Meeting minutes and recordkeeping
- Homeowner communication
- Board policies and operating procedures
- Financial controls and purchasing procedures

The result: Clear accountability, a permanent record of Board decisions, consistent processes, and lower legal & financial risk.

How Reserve Studies Help Guide HOA Decisions

A reserve study is a long-term planning tool that helps an HOA prepare for major repair and replacement needs over time.

1

What We Own



The study identifies major community assets the HOA is responsible for maintaining.

2

When Work May Be Needed



It estimates when those assets may need major repair or replacement.

3

What It May Cost



It projects future costs so the HOA can prepare instead of being surprised later.

4

How Budgets Are Guided



Boards use this information to help plan reserve funding, budgets, and future priorities.



What This Means in Plain Language

- ✓ An HOA budget is not only about this year's bills.
- ✓ It is also about preparing for known future expenses.
- ✓ Reserve planning helps reduce the risk of sudden large costs.
- ✓ It helps the Board evaluate projects in the context of long-term community needs.



How the Current Board Is Using It

- Reviewing the reserve study shared with the community
- Comparing projected needs with current conditions and current pricing
- Using that information to help guide future planning and spending decisions



The goal is simple: take care of what Hamilton Green already owns, plan ahead for future needs, and make thoughtful financial decisions for the community.



What the 2019 Reserve Study Identified

This summary shows selected reserve components exactly as listed in the 2019 study, including remaining life as of 2019 and the study's estimated cost range in 2019 dollars.

Facts from the study — not projections.

Pool Entry Building	Pool Equipment Room	Pool Equipment Room	Pool Equipment Room
			
Building Exterior – Siding/Paint	Pool Filters – Replace	Pool Pumps – Replace	Pool Salt Controllers – Replace
Remaining life (as of 2019):	Remaining life (as of 2019):	Remaining life (as of 2019):	Remaining life (as of 2019):
	10 years	7 years	7 years
2019 estimate:	2019 estimate:	2019 estimate:	2019 estimate:
\$2,760–\$4,100	\$2,200–\$3,000	\$12,200–\$14,100	\$1,400–\$2,500
Detail:	Detail:	Detail:	Detail:
Approx. 1,380 GSF	Quantity: (2) Filters	Quantity: (1) Pump	Quantity: (2) Chlorinators
Pool Area	Pool Area	Site and Grounds	Site and Grounds
			
Pool Deck – Partial Resurface	Pool Fence – Replace	Landscaping – Refurbish	Chain Link Fence – Replace
Remaining life (as of 2019):	Remaining life (as of 2019):	Remaining life (as of 2019):	Remaining life (as of 2019):
9 years	12 years	10 years	15 years
2019 estimate:	2019 estimate:	2019 estimate:	2019 estimate:
\$10,900–\$15,000	\$15,900–\$21,200	\$25,000–\$40,000	\$6,200–\$7,900
Detail:	Detail:	Detail:	Detail:
Approx. 5,300 GSF	Location: Perimeter of pool area	Numerous areas	Approx. 620 LF



Note: Costs shown are the reserve study's best-case to worst-case estimate ranges in 2019 dollars. Remaining life is shown as of the 2019 study.

A well-maintained community today. A stronger Hamilton Green tomorrow.

Let's Talk About the Future

The next few slides are the Board's proposals for changes to the By-laws and DCCR document.



Proposed
By-Law
Changes

Homeowners

- Allow official HOA notices and communications by email
- Allow homeowners to designate an email address for official Association business
- Allow electronic homeowner voting
- Allow electronic proxies
- Establish procedures for verifying homeowners and recording electronic votes
- Preserve traditional voting and proxy options for homeowners who prefer them
- Allow the Annual Meeting to be scheduled on a weekend.

Proposed
By-Law
Changes

Board Members

- Set clear expectations for attendance, participation, and responsibilities.
- Require compliance with governing documents, Board policies, and procedures
- Protect confidential and privileged information
- Require disclosure and management of conflicts of interest
- Establish a documented process when a director repeatedly fails to perform
- Provide notice, an opportunity to correct, and removal procedures when necessary

Covenant Updates to Outdated Homeowner Restrictions

- Allow vinyl fencing
- Remove required gaps between fence boards
- Modernize commercial-vehicle restrictions to allow ordinary company and work vehicles at residences
- Remove the garage-first requirement for ordinary residential vehicles
- Remove the 24-hour driveway-parking limit
- Keep reasonable restrictions that prevent parking problems and nuisances

Proposed Covenant Changes: Rental Properties-1

- **20% maximum rental cap**
- **No more than one rental property per owner**
- **12-month minimum lease term**
- Property must be owned for **at least one year before renting**
- Grandfather existing lawful rentals
- Allowances for limited hardship exceptions



Proposed Covenant Changes: Rental Properties-2

- Create a waiting list when the 20% cap is reached
- Require rental registration with the Association, owner and tenant contact information
- Require a copy of the current lease on file with HOA
- Lease must require tenants to comply with HOA governing documents.
- Establish reasonable administrative fees and enforcement consequences for violations



Homeowner Q&A & Preliminary Poll

Questions, Comments & Feedback

- Questions about any of the proposed changes?
- Is there something we have not considered?
- Which changes are most important to you?
- Which proposals need more work?

Before you leave:

Please complete the preliminary homeowner poll and drop it in the basket. There is a place for notes on the back. Add your contact information if you want someone to contact you. Otherwise feel free to leave it anonymous.

This is an informal poll – not the formal amendment vote. That is planned for December 2026.



Thank you!