

Compliance

Compliance is a process whereby our community, the Association Board, and individual homeowners can seek remedy for something in the community they believe is a violation of the CC&Rs or established Rules. When we purchased our homes (including a landlord/tenant relationship) we implicitly bound ourselves to abide by the CC&Rs and Rules. This binding affect is because the CC&Rs are attached to the property itself. The property owner has no choice in the matter. Similarly the Association is bound to enforce the CC&Rs. Refer to Article III of the CC&Rs and published Rules for more specific information.

With 475 homes in the Villages, problems will come up. When they do, follow the principal of the 3 Ps – be Positive, be Proactive and be Persistent. The best case scenario for any compliance issue is to prevent it in the first place. This can be accomplished in two ways. One is for every homeowner to become aware of what the CC&Rs require to avoid doing something that could lead to or be interpreted as non compliance. Secondly, if an issue does arise, work with the individual involved, possibly a neighbor, to try to resolve it. Similarly, if the issue is with the Common Area, contact the Office to advise them of the issue and ask for a resolution. Often being positive and proactive with a problem neighbor or the Association can resolve a problem quickly.

When all else fails, complete a formal Complaint/Violation form, sign it and give it to the Office. Submitting a signed complaint formally requests the Board to become involved. The Compliance director, a Board member, will administer the formal process until a resolution is reached. The Compliance Director is also responsible to ‘monitor’ our Community to identify any non compliance activities that may exist and take appropriate action with the involved party.