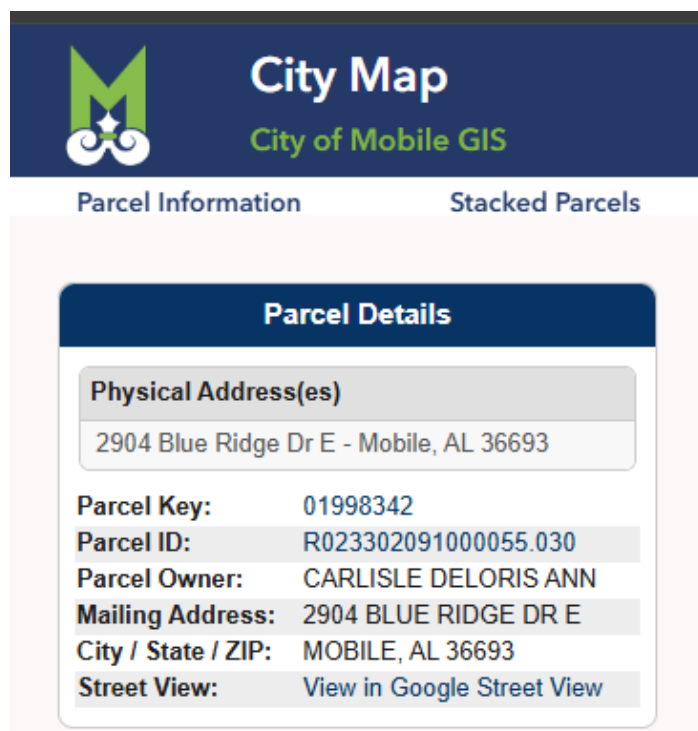


Illegitimate, Unfair, and Non-Legal Actions Taken by Current HOA Board Members

1) Authority, Eligibility, and Undefined Powers

The Leesburg HOA's Covenants, Conditions, and Restrictions (CC&Rs) document does not define unilateral "presidential powers", yet significant decisions are routinely made without board votes, homeowner input, or formal citation to the CC&Rs. Compounding this concern, the current president is not a record owner of property within the subdivision, raising legitimate questions about eligibility, authority, and accountability. *When authority is unclear or improperly exercised, arbitrary decision-making follows.*



Above photo shows public tax parcel map information for current HOA president.

Source: City of Mobile GIS, January 2026

2) Selective and Inconsistent Enforcement

Our Declaration prohibits conducting trade or business activities from residential lots, yet the current president's wife conducts trade/business activities producing decorative bows from her residential lot. Our Declaration also prohibits trailers from being kept within visibility of a public street, yet on the residential lot that the current president's wife owns, a trailer is visible in the driveway every day of the week. *Selective enforcement undermines the credibility of the HOA and weakens its ability to enforce any covenant fairly.*

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3) Enforcement of Non-Existent Rules

The current president has misrepresented the CC&Rs to multiple residents and threatened enforcement actions with powers that do not exist. *This is illegal and exposes the HOA to possible litigation. In such case, the costs to cover the HOA's legal fees would be allocated from the HOA budget.*

4) Disproportionate and Punitive Enforcement Practices

Regularly threatening liens for minor issues is excessive and inconsistent with the purpose of a homeowners' association. The frequent involvement of law enforcement for minor issues in the neighborhood- without attempting to reach a reasonable, cooperative resolution- further damages trust and exposes the HOA to reputational and legal risk. *Escalating routine matters into punitive actions fosters fear rather than cooperation.*

5) Failure to Prioritize Essential Maintenance

HOA funds are not being allocated in a manner that prioritizes essential infrastructure and common area maintenance. Gutters and drainage systems throughout the neighborhood remain clogged with leaves and debris. Maintenance of common area infrastructure is a core HOA responsibility and should not be shifted – implicitly or explicitly- to homeowners. Responsible governance requires that budget priorities focus first on health, safety, and infrastructure needs that protect the entire community. *This lack of prioritization reflects a failure to exercise proper fiduciary judgment and underscores the need for transparent budgeting, clear maintenance schedules, and board oversight.*

6) Communication Failures and Retaliation for Dissent

Homeowners have experienced unanswered communications when requesting documents or information related to board transparency, extremely delayed responses that ignore the question being asked, and removal from HOA email distributions following disagreements with the current administration. *Transparency, due process, and open communication are not optional, they are required for lawful and ethical governance.*

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7) Suppression of Member Speech

Following verbal disagreements in which concerns were raised regarding HOA conduct, a “cease and desist” communication from the current president was sent to a resident of the neighborhood. This communication was not issued by legal counsel, was not authorized by a board vote, was not tied to any provision of the CC&Rs, and was formatted in the exact same way that a fellow resident sent to the current president. Homeowners have the right to express concerns, disagreement and criticism regarding HOA governance without fear of retaliation or intimidation.

Attempting to silence a homeowner through a cease-and-desist notice- absent harassment, threats, or unlawful conduct- constitutes an improper use of perceived authority and reflects an unwillingness to engage with legitimate feedback.

8) Damage to Neighborhood Reputation and Property Values

Local real estate professionals are aware of our HOA’s reputation for overreach, inconsistency, and conflict. This reputation directly impacts marketability and property values. *An HOA that intimidates or alienates its members harms the very assets it exists to protect.*

9) Political Neutrality

The HOA should not support or oppose political candidates. Political activity creates division and exposes the community to potential retaliation or adverse treatment depending on election outcomes. *HOA governance must remain neutral and focused solely on community engagement.*

10) Professional Standards and Data Security

HOA business is currently conducted through personal email accounts, including outdated consumer services that lack proper security and continuity. HOA communications and records should be managed through role-based, HOA-controlled email addressed that transfer with each administration to protect homeowner data and institutional knowledge. *Data security should be a core principle of the HOA.*

11) Lack of Board Visibility and Member Engagement

There is no clear evidence of an active, functioning board acting collectively on behalf of homeowners. Meaningful engagement with residents has been replaced by surveillance-style enforcement rather than relationship-building. *An HOA cannot succeed without transparency, approachability, and mutual respect.*

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12) Meetings, Participation, and Bylaws

Despite the availability of nearby churches, businesses and community facilities, meetings are currently held outdoors under inconvenient conditions that limit participation. *Regular, accessible meetings are essential to a well-functioning HOA.*

13) Intrusive Conduct and Disregard for Property Rights

Reports of trespassing, inspecting private property without consent, peering into windows, opening mailboxes, and treating homeowners' property as an extension of HOA authority are deeply troubling. *Respect for property rights is fundamental and the HOA has no authority to invade private property.*

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