



NEW ENTRANCE SIGNS!

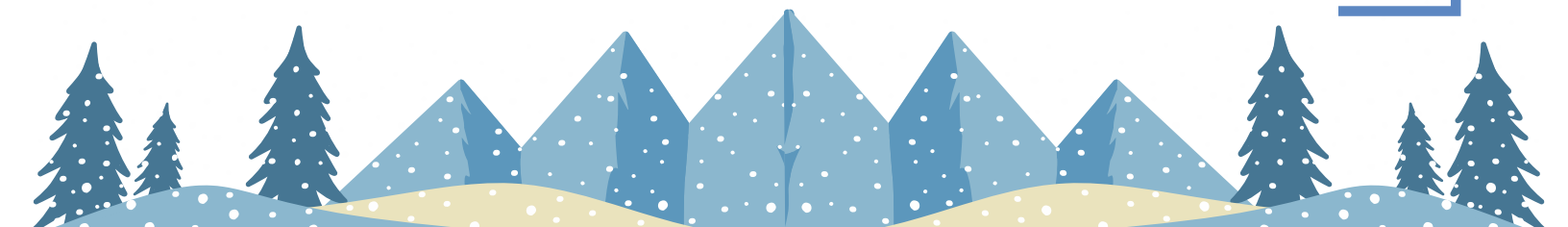
We're thrilled to announce that we'll soon be graced with brand new front-of-neighborhood signs that are set to enhance the beauty of our community. These signs will not only serve as a warm welcome to all who visit, but they'll also add a touch of charm to our streets. We can't wait to see our neighborhood shine even brighter with these stunning additions. Stay tuned for updates on their installation and an official unveiling date! (P.S. the bird pictured will vary slightly than what is pictured)



ANNUAL MEETING

SUNDAY, JANUARY 14, 2024

Our annual neighborhood meeting, historically held in December, has been moved to Sunday, January 14th from 12:30 pm to 2:30 pm. This change was made to ensure maximum attendance and participation from our residents. (December and the Holidays are always so busy for everyone!) We look forward to discussing important community matters, so mark your calendars and join us for this meaningful gathering. Your voice matters in shaping our neighborhood's future!





WE WANT YOU



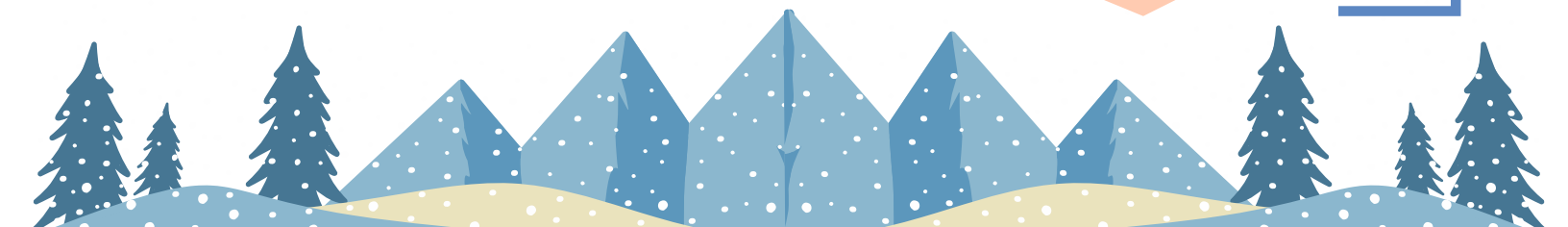
WE WANT YOU! OPEN BOARD POSITIONS

Join Our Neighborhood Leadership Team! We're excited to announce that there are open board positions in our community, and elections will take place during the upcoming annual meeting in January. If you're passionate about making a positive impact and helping steer our neighborhood's direction, we'd love to have you on the board. It's a fantastic opportunity to get involved and shape the future of our community. If you're interested, please consider running for a position or reach out to us for more information. Your participation is vital to our neighborhood's success! Keep an eye on your mailbox for ballots!



MONTHLY DUES

We'd like to inform you that after careful consideration, the neighborhood association has decided to increase the monthly dues from \$60 to \$75, the first increase since 2016. This adjustment was deemed necessary to address the impact of inflation, fund essential capital improvements, and ensure the availability of sufficient reserve funds to support the ongoing maintenance and enhancement of our community. We greatly appreciate your continued support and understanding as we work together to maintain the quality of life in our neighborhood. This will take effect January 2024.





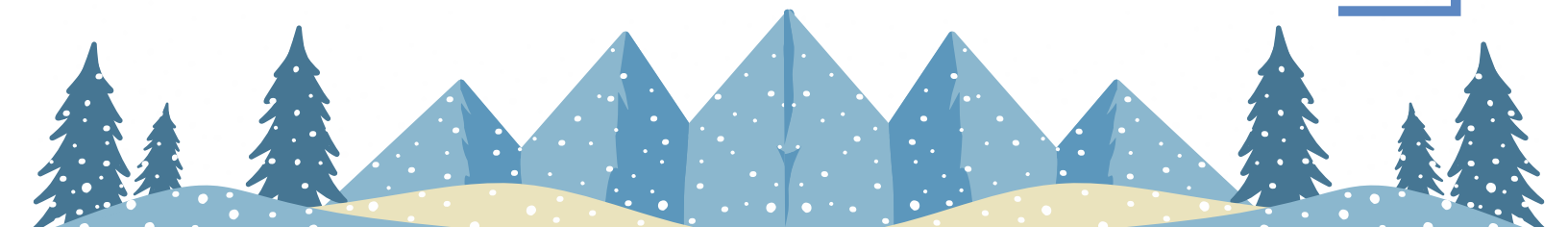
TENNIS COURTS (+ PICKLEBALL!)

Exciting updates are in the pipeline for our community! As many of you may have noticed, our beloved tennis courts are in need of some repairs. In response to this, and due to the growing demand from our residents, we are actively collaborating with a vendor to not only re-surface the tennis courts but also introduce pickleball courts to our facilities. We're committed to enhancing your recreational experience, and we're excited to bring these improvements to our neighborhood. Stay tuned for further updates, and thank you for your patience and support! Arriving 2024!



STREET PARKING

As a close-knit community, we value the comfort and safety of all residents. Recently, we've noticed that street parking has become excessive in certain areas, including our cul-de-sacs, making it challenging for emergency vehicles to access our homes. We kindly ask that you consider your neighbors and the importance of accessibility when parking. Let's work together to ensure that our streets remain clear and safe for all, fostering the sense of community we all cherish. Thank you for your understanding and cooperation.





ARC STANDARDIZATION (+ SIMPLIFICATION!)

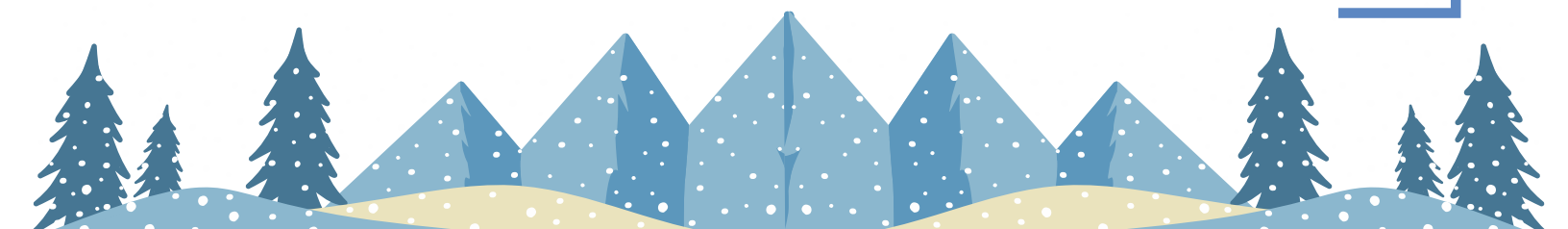
Exciting changes are happening within our community! The Architectural Review Committee (ARC) is under new leadership, and they are working diligently to streamline and simplify the architectural review process. To ensure fairness and expediency, a dedicated committee consisting of both board members and non-board homeowners has been established. We are committed to making the process more efficient while maintaining the high standards that make our neighborhood so special. We greatly appreciate your patience and support as we continue to enhance our community for everyone's benefit, and thank you to the ARC for the hard work they have put in to establish these standards and simplify.

Some examples include a list of pre-approved house colors along with a new portal to submit requests. More information regarding the streamlined and simplified ARC process and guidelines will be presented at the Annual Meeting in January 2024.

ARC SUBMISSION PROCEDURE

Please download ARC form for <http://marshcove.org> website- This form is located on the left side of the site under FORMS and is available in both pdf and word formats Once this form has been completed it needs to be emailed to Marshcoveboard@gmail.com. Any supporting documentation and or pictures are greatly appreciated and will expedite the process.

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UPDATED FINE SYSTEM EFFECTIVE JAN 31, 2024

In July, our neighborhood took an important step towards preserving the beauty and integrity of our community. Through a majority vote, we decided to implement a fine system. It's important to clarify that this system is not intended as a money-making tool for the neighborhood. Rather, its purpose is to ensure our neighborhood remains a place of beauty and compliance with our covenants. By holding each other accountable, we are working together to maintain the special character of our community. Thank you for your understanding and cooperation as we continue to work towards a more harmonious and attractive neighborhood for all.

We understand that the introduction of a fine system may raise questions and concerns. Rest assured, our neighborhood's fine system was meticulously crafted to be simple, fair, and in the best interest of all residents. Our dedicated board, in collaboration with input from other communities, general counsel, and our management group, has worked tirelessly to ensure that the system is consistent and aligned with similar neighborhoods. We're committed to transparency and fairness, and we're confident that this system will help us maintain the quality and harmony we cherish in our community.

An outline of the system can be found on the next pages:





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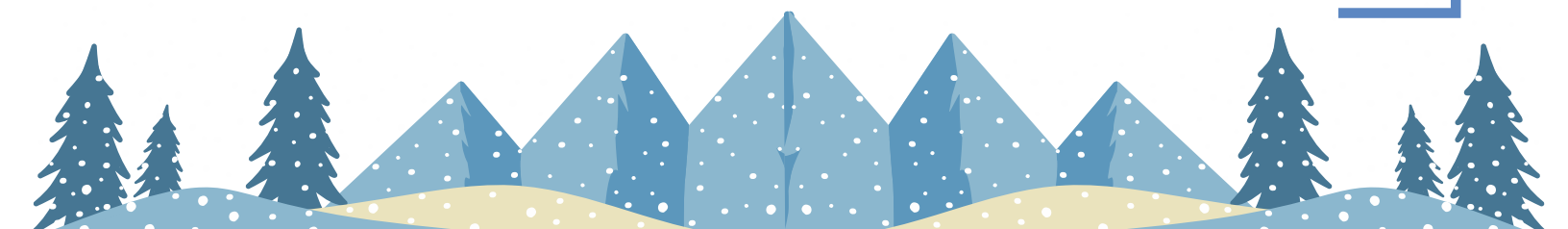
1. Violations and Fines

The following is a list of covenant violations and the associated fines that may be imposed by the HOA for each violation:

- Failure to maintain landscaping and yard (e.g., overgrown grass, dead trees or shrubs, etc.): \$100 for offense and \$10 per day if uncured.
- Failure to remove trash bins from curb (within 24 hours of trash pick-up) or having trash bins displayed in sight from road: \$25 for offense and \$5 per day if uncured.
- Failure to maintain exterior of property, exterior sidings, garage door and mailbox (e.g. peeling paint, rotted siding, mold and mildew, broken windows, etc.) \$100 for offense and \$10 per day if uncured.
- Parking violations (e.g., inoperable vehicles, unapproved vehicles/trailers/boats visible from street, blocking driveways, etc.): \$50 for offense and \$10 per day if uncured.
- Minor ARC violation (e.g. unauthorized installation of satellite dish, solar panels, or shed, etc.): \$100 for offense and \$10 per day if uncured.
- Major ARC violation (e.g. adding fence, porch or re-roof and or painting a color not approved by ARC and or painting a different color than what was approved.): \$500 per offense and \$100 per day if uncured.
- This list is not intended to be all-inclusive and other fines could be applicable for violations as defined by the Covenants.

2. Notice of Violation

If a homeowner violates a covenant, the HOA will provide a written notice of the violation. The notice will include details of the violation, the fine amount, and a timeframe for compliance. The notice will also inform the homeowner of their right to appeal the fine.





UPDATED FINE SYSTEM EFFECTIVE JAN 31, 2024

3. Appeal Process

Homeowners who receive a notice of violation have the right to appeal the fine. The appeal process will involve submitting a written appeal to the HOA board within 10 days of receiving the notice of violation. The appeal must include a detailed explanation of why the homeowner believes the fine is unjustified or excessive. The homeowner can opt to attend a special meeting with the HOA board in addition to the written letter for the appeal.

The HOA board will then review the appeal and make a decision within 30 days. The decision of the HOA board will be final and binding.

4. Fine Payment

If a homeowner does not appeal the fine, or if their appeal is denied, the fine must be paid within 30 days of the appeal decision. Failure to pay the fine may result in additional fines or legal action.

5. Waiver of Fines

The HOA board may waive fines in exceptional circumstances, such as when a homeowner can demonstrate that the violation was due to extenuating circumstances beyond their control or other excluding situations as determined by the HOA board. The board may also waive a portion or all fines if violation is remedied in an acceptable manner and timeframe.





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6. Legal Action

If a homeowner fails to pay fines or comply with covenants, the HOA board may take legal action to enforce the covenants and collect the fines, including recording liens and foreclosure.

7. Board of Directors

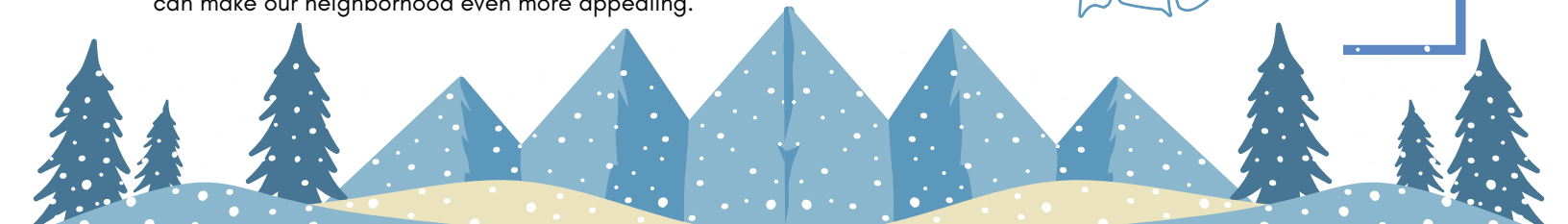
The Board of Directors has the power to make modifications to this fine system as they see fit with a majority vote from the Board.

Reminder: This fine system is designed to ensure compliance with established Marsh Cove covenants and is not designed to be a money-making tool for the HOA. The board is willing to waive associated fines if curable violations are corrected!



MAILBOX PAINTING

Great news! Our HOA is taking the initiative to enhance the look of our neighborhood by arranging for the repainting of every mailbox post at no cost to homeowners. If your mailbox needs additional repairs, you can coordinate directly with the handyman to ensure the necessary work is done. However, if you prefer not to participate in this free repainting project, please contact the board to opt out. We hope that everyone will take part in this effort to ensure a consistent and beautiful appearance throughout our community. Together, we can make our neighborhood even more appealing.





**JOIN THE MARSH COVE
FACEBOOK GROUP!**

**THANK YOU FOR
TAKING TIME TO READ
THE MARSH COVE
NEWSLETTER!**

CONTACT US

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