

Possum Kingdom Property Owners Association

Communications Committee

Our association has a problem and we are requesting your input. We have had incidents that have reflected an attitude from some property owners that the rules posted do not pertain to them, or they just chose to ignore them. A few examples are:

- A. The frequent use of glass bottles around the pool
- B. Leaving the pool gate unlatched
- C. Leaving the clubhouse door open
- D. Leaving the clubhouse exercise room outdoor door open
- E. Bringing pets into the pool area and clubhouse
- F. Setting off fireworks when posted that fireworks are prohibited and the county burn ban is on and a wildfire is actively burning in the county.
- G. Burning without authorization
- H. Diving off the pool waterfall

Do we have too many rules? Following is listed the rules posted on the PKPOA common property.

Clubhouse Rules: A large sign is posted on the gate stating:

- 1. Non-smoking area
- 2. No Pets
- 3. No glass containers
- 4. No diving
- 5. No sitting-climbing or standing on waterfall
- 6. Keep gate closed (Posted next to the gate)
- 7. Hours 8 A.M. – 10 P.M. (Posted on right side of fence)
- 8. Property Owners & guests only (Posted on right side as well)

Pool Rules: Posted on the wall of clubhouse stating:

- 1. Swim at your own risk.
- 2. No running
- 3. No diving from rocks or side of pool
- 4. No sitting, climbing or standing on water fall
- 5. No glass containers
- 6. No pets

Cabin Rules: Sign posted at the entrance to the cabin stating:

1. No camping
2. No glass containers
3. No campfires
4. No overnight boat docking
5. No fires

Three new signs on boat dock stating:

1. ½ hour limit
2. POA Members only

Boat Storage: Keep gate closed and locked

Signs posted at all gates: No Fireworks!

The sheriff will come onto our property only if a crime has been committed. We need to attempt enforcement of the rules ourselves. Not just The Board—we are all owners of this association. We either want rules or we don't. Enforcing the rules needs to be a responsibility that is shared by all of us working together. An option would be to hire a security company like The Cliffs was forced to do. This may increase property dues, but it would be a better security and enforcement program than we currently have. Another option is that we could let the rules be ignored, turn our heads in the face of confrontation and let the community be governed by those who wish to do as they please regardless of any existing rules. Confronting property owners to do the right thing is not difficult if everyone in the community supports the validity of the rules themselves. We have heard reports that there are property owners who have moved here from The Cliffs because of the enforcement of the rules at the Cliffs. At the Cliffs, severe fines are imposed by a security company, thereby removing the issue of neighbors fining neighbors. Hiring a Property Management company is another option. That could be all that is left for us if we don't all make a stand. I am sending you this correspondence so that we can have your input and I can present it at the next Board Meeting before they make a ruling on how to handle this situation.

Thank you, from the Communications Committee.

Barbara Hay, Colleen Steagall, Suki Hay, Kathy Ritchie