

# Roddey Park Community Concerns

August 31, 2016

- In the last five years, there has been just **one HOA meeting** and just **one Advisory Board meeting**. This board currently has no members as they all quit out of frustration.
- All requests for a **Financial Statement** about the current status of the HOA have been denied. We have only been provided with a *proposed annual budget*.
- New residents have received outdated versions of the **CC&Rs** and **Bylaws**. The AMS, Inc.-operated Roddey Park HOA website contains these outdated versions as well.
- All discussions about improvements, including **additional parking** have been flatly denied.
- The Roddey Park **entrance monument** has not been illuminated for at least three years.
- The Roddey Park Phase I community has a **sprinkler system**. It has not been activated in at least three years.
- **Landscaping** (at an annual cost of over \$12,000) is barely adequate. Common areas are more weeds than grass. The Roundabout used to have decorative perennials. Now it is only shrubs. Residents have volunteered to plant annuals if the sprinkler system were functional.
- After two shootings and assorted suspects being chased by police through the property, we have requested the installation of **security cameras** at the one-and-only road into and out of Roddey Park. This request was flatly denied for budgetary reasons.
- We requested a small wooden **footbridge** over the ditch on Gates Ave to allow access the green space. This was flatly denied. An identical bridge was just built in Phase II.
- **Litter** continues to be an issue in the neighborhood and playground.
- AMS, Inc. indicated they would begin issuing a quarterly **newsletter** for our neighborhood.
- AMS, Inc. has pleaded poverty due to nonpayment of the \$385/yr HOA premiums, yet few houses have had a lien filed against them by the Roddey Park HOA.
- Requests regarding the date that Residents will assume custodianship of the HOA have been met with vague responses.
  - At the last HOA meeting (August 2015), when asked point blank when residents would assume responsibility, we were told “after building is complete”.
  - When asked how many houses remained, the response was “Phase II will have about 50 houses”. The casual omission of Phases III-VI was astounding. In all, the approved plat of Roddey Park includes some 281 single family residences.
  - The current wording of the Bylaws indicates that True Homes (the Declarant) may retain complete control until the very last home is built.