

May 11, 2006 COHOPE Report - Larry Major

The May COHOPE meeting was mostly devoted to a presentation by two lawyers representing HindmanSanchez. HindmanSanchez specializes Home Owners Association issues. There discussion was focused on Senate Bill 89 that proposes several changes to last years SB-100, which was signed into law, concerning regulation of HOA's. Thirty-six specific proposed changes were discussed. Only four revisions would effect our volunteer HOA but since our Protective Covenants may and in fact do have many requirements similar to mandatory HOA's there could be some minor "wording" to our Rules and Regulation or Policies. Potential impact to our Rules and Regulations is a proposed revision that would extend the right to display flag and political signs to all **occupants** (tenants) living in the area. The new bill will also limit the definition of an emergency service provider vehicles to fire, police and emergency medical. Of interest to anyone selling a home is a requirement to make the Seller's disclosure statement relating to HOA requirements part of the sales contract beginning on 1/1/2007. Board members interested in following the progress of SB-89 should check the HindmanSanchez website. Our area's County Commissioner, Dave Auburn, made a surprise appearance to briefly inform us of the new addition to the County's Planning and Zoning website that will make it easier for the public to track development review actions within the county. The Sheriff's Department deputy passed out the crime numbers for the month but in the new format (no month to month comparison) the report is not very informative. National Night Out 2006 will be August 1st.