

**Subject:** Re: Reminder: OOHA governance survey  
**From:** HEATHER CAREY <heather.carey@me.com>  
**Date:** 11/1/22, 8:43 AM  
**To:** John C Dean <johncdean@aol.com>  
**CC:** 'HEATHER CAREY' via HOA <hoa@oohaboulder.org>, Board <board@oohaboulder.org>

Hi John,

Thanks for your message.

If you click on the link to get into the survey we have provided an explanation as to why the bylaws need to be updated.

I have copied this information below for you so you can understand why we need to address this and why we have hired legal help to help us through the process.

We ask for you to please participate in the survey and let us know if you have any further questions, thank you!

Heather

Orange Orchard's HOA Governing Documentation was last updated in 2008. Since then Colorado has significantly updated the laws that govern HOAs. This means that our current documentation is out of date and does not comply with the new legal requirements. The new laws include better protection for members' personal data, improved procedures for disputes and rule changes, defined (lower) fees for penalties, late payments and fines; and more. Our neighborhood needs to update its governing documents to come into compliance with the current legal structure here in Colorado.

Additionally, there are parts of the documentation that, while not impacted by the new law, are also significantly out of date. For example the architectural rules recommend cedar shingle roofing material; something that given the increased wildfire risk is no longer recommended in Colorado. Other elements are ambiguous and have led to confusion over the years.

Also, the HOA board has heard many suggestions, particularly from homeowners who have moved to the neighborhood since the last documentation was written in 2008, for changes, amendments and updates.

This survey is intended to seek input, guidance and suggestions for any and all changes as we embark on the process of updating our documents.

On Oct 31, 2022, at 4:24 PM, 'John C Dean' via HOA <[hoa@oohaboulder.org](mailto:hoa@oohaboulder.org)> wrote:

I'm not sure why any changes are needed.

John C Dean

On 10/31/22 12:14 PM, Orange Orchard wrote:

Hello neighbors--

Just a reminder to please fill out the survey regarding changes to OOHA governance rules. You can access the survey here: <https://www.surveymonkey.com/r/KNMQCG6>. We would like responses no later than November 6 at 11 pm.

There is a place in the survey for free-form comments, but you may also email the subcommittee at [governance@oohaboulder.org](mailto:governance@oohaboulder.org).

Thank you and warmest regards,

OOHA Governance Subcommittee

Kate Fay

Dick Harris

Daryl James

Lisa Jensen

Christine Mullen

Howdy Pierce

Mark Taylor