

Neighbor's Want List

Here's what people (including me) have clamored for in the last year by order of most:

1. VRBO (Air B&B) restriction
2. Kestral & Stokes Drainage
3. Surveillance at entrance
4. People allowing road easement overgrowth
5. Look of Mailboxes

My Opinion of Each Item

This what I think about these items:

1. To me this is a real hotcake. It needs to be done. The survey we did last fall only got 54% majority. That's quite narrow indicating we need to educate the community more on the pros and cons. Many legal issues come out of this especially the process of enforcement. HOA attorneys suggest adopting a renter application to the Board for approval that can be revoked if the landlord is renting for a duration shorter than required. The normal change to stop VRBO is minimum 6 month rental lease. Many, if not a majority, of HOAs have this in effect. Some people in the community have said 3 months. Maybe, but it doesn't really stop the business end of VRBO. To me this is a family/resident community and most people moving in expect that environment. VRBO is a profit machine. This takes a special meeting to add to the covenants.
2. I am being pushed to get quotes now for clearing the drainage easement between lots 78 & 79. It's full of water and I want to have 2 of us board members to meet with those owners for a walk through where we listen to them. After all they are association member too. There may be workable compromises to improving the drainage in the ditch without destroying trees and privacy. I, also would like to find a good daylight laser (borrow or rent) to determine if our #1 complainer/instigator lot 70 is correct or is his yard lower than drainage.
3. With the situation at the end of Kestral and the reoccurring mail theft we need this system or at least quotes. The one neighbor who has been in the business for years doesn't seem to want to help us (family issues of having to help take care of a severely injured niece) so we need to look for someone else.
4. Complaints have surfaced about the look of the drive down Stokes. Some people are not clearing the jungle back enough.
5. Well we all know where the look of the mailboxes has been going, nowhere. Since \$12,000 for replacement is a big expense some of the others above will get more attention I would say.

Legal

Legal issues either State or Sugarhill relating to the list items.

1. Needs a covenant change adding minimum rental time and possibly lease application to board.
2. I am not sure if this is the responsibility of the board or the specific homeowners to keep this ditch clear. Again our vague documents come into play.

Declaration of Protective Covenants, Article 1 - Drainage and Utility Easements, The following drainage and utility easements shall remain in full force and effect with regard to all lots and tracts encompassed in the Plat of SUGAR HILL SUBDIVISION and shall effect those areas set forth. ... 7. A. drainage and utility easement over a strip of land 15 feet wide, the centerline of which is the common lot line between lots 78 and 79 as shown on the plat of SUGAR HILL, Plat Book 7, page 78, Martin County, Florida, public records. Said common lot line bears S.35°23'28"E. according to said plat of SUGAR HILL. ...

3. The cameras must not be fake or simulated. It becomes a big liability issue for the association.
4. I can't find anything in the documents that require the board to clear road easement property of overgrowth. I believe it is the responsibility of the owner of the specific property.
5. I don't know of any legal issues in changing the mailboxes other than causing people to not be able to get their mail during refurbish or replacement.