

June 12th, 2022

Dear Neighbors:

The HROA board and I are aware of the ongoing situation with multiple minors riding ATVs and motorbikes throughout the neighborhood, causing loud noises and dangerous driving situations. I have also received reports of damage being done to some of the gravel roads in the neighborhood, and I would welcome any documentation that can be provided of this or any other property damage. My understanding is that most or all of this activity is related to the family renting a home at the intersection of Hunter's Ridge and Raccoon Point. I know that many residents, myself included, are very frustrated with this situation and feel the usual peace of our neighborhood to be broken by this noisy and disruptive behavior. I also understand that multiple reports have been made to law enforcement by residents concerning the behavior.

Unfortunately, our ability to take formal action as an HOA board is very limited in this situation. This HOA was created primarily for the purpose of managing and maintaining the roads in the neighborhood and addressing issues such as water flow and erosion. The HOA was designed in such a way as to have minimal control over the lives and behaviors of the neighborhood residents. We do not have rules or covenants in the neighborhood concerning noise levels, traffic flow, or operation of vehicles by minors. This means that unless the majority of owners are willing to vote to make significant changes to the HOA itself, there is very little direct formal action that the board can take at this time. This appears to be a situation that is best addressed by neighbors raising their concerns directly with neighbors, and through law enforcement when appropriate. If anyone is known to be breaking the law, such as by trespassing on private property, causing damage to private property, driving illegally on public roads (outside of the neighborhood), or endangering the welfare of a child, that behavior absolutely can be reported to law enforcement.

I welcome any thoughts or suggestions.

David Hudson
HROA President