

## **FAQs**

### **What is the Homeowners' Association?**

The Boulder Ridge Homeowners' Association (HOA) is an entity that was established when our neighborhood was created. It is responsible for maintaining standards for the neighborhood and helping to ensure property values stay high. We do this by established Covenants (rules). Covenants are available on our website.

Our HOA is run by a Board of Directors who are residents of the neighborhood and serve as volunteers on the Board. They are elected each year at the annual meeting. There are two primary subcommittees of the Board - the Rules Committee that enforces the Covenants of the HOA and the Architectural Control Committee (ACC) that approves requests for things like landscaping, fences, other structures like pergolas and sheds, and solar panel installation.

### **Is membership in the HOA optional?**

No. When a property within the HOA boundaries is purchased, it is automatically in the HOA and the owners are legally obligated to follow HOA rules (Covenants). There is no way to "opt out of membership in the HOA.

### **Do I have to follow HOA guidelines?**

Property owners within the Boulder Ridge HOA are legally obligated to follow HOA rules. Property owners are responsible for dwelling occupants and renters to comply with all HOA rules. When a rule is violated, the HOA will generally send a letter to the property owner with a reasonable amount of time to conform to HOA rules. If a property owner continues to violate the HOA rules, the HOA may assess fines on the property owner, bring the property into compliance with HOA rules at the property owner's expense, and/or place a lien on the property that must be paid before the property can be sold.

### **I'm selling my house and need a closing letter. What do I do?**

Send an e-mail to [treasurer@boulderridgehoa.com](mailto:treasurer@boulderridgehoa.com) and we will provide you with the needed documentation for a nominal fee.

### **What do my annual dues go toward?**

Annual dues go toward the general operational expenses of the HOA as well as maintenance of common areas around the neighborhood. The HOA is run by a volunteer board, which keeps administrative costs down. Because all

items falling within the personal property of an HOA member are their responsibility and personally owned, HOA dues are not applied toward any maintenance of personal property, including siding, windows, lighting, landscaping, or roofing. All of these things are the responsibility of the property owner.

### **Can I use the commons areas of the HOA?**

The HOA has several commons areas around the neighborhood, including the ponds. These areas are available for use by neighborhood residents, and we hope you enjoy using these areas. Please make sure you clean up after your pets and yourself if using the areas. If you have suggestions on how to further develop common areas owned by the HOA, please share those suggestions with the Board at [info@boulderridgehoa.com](mailto:info@boulderridgehoa.com).

### **Can I put a fence on my property?**

Yes. Our goal is to keep the neighborhood looking good and welcoming to new residents and visitors. Fences must be professionally installed and look nice. They must be approved by the Architectural Control Committee prior to installation.

### **Can I install solar panels on my house?**

Solar panels are increasingly installed on residences in the neighborhood. These must be of professional installation and the request must be approved by the Architectural Control Committee before installation.

### **Can I put in a pool?**

In-ground pools are acceptable upon approval of the Architectural Control Committee. Above-ground pools are prohibited by the Covenants. Pools erected in violation of the Covenants may be subject to removal at the homeowner's expense.

### **How should I report a violation of HOA rules?**

Some rules are enforceable by the HOA, such as a resident not mowing their grass in a timely manner or other violations of Covenants. You can send an e-mail to [info@boulderridgehoa.com](mailto:info@boulderridgehoa.com) to report violations.

Other violations, such as parking on sidewalks or inoperable vehicles on the roadway are enforced by the City of Champaign. Vehicles blocking sidewalks or parked on any neighborhood street for more than 72 consecutive hours without being moved are subject to fines and towing by the City.

If you observe potential criminal activity, you should report it immediately to the police at 217-333-8911.