**Champions Glen HOA Annual Meeting**

**October 17 – 7pm**

I want to encourage all our residents to attend our annual meeting which will again be held at **Champion Forest Baptist Church**. We are instituting several new policies to make it easier for our residents to access our rules and regulations as promulgated in our Covenants, Conditions & Restrictions, (CC&R) our governing documents. We are also voting on whether to **terminate** our **Constable Program** and vote on our proposed **2025 Maintenance Fee**. Some of the highlights are listed below.

**Constable Program –** Carolyn Rogers will articulate the benefits of the current program and Alan Kaniss will express the reasons for possibly ending our relationship

**Bylaws –** We have revised and amended our bylaws to comply with changes in the state laws. Additionally, we have revised some features to make them more user friendly for our Board of Directors. A **vote of the homeowners** will be made for adopting them after public discussion.

**Leasing & Occupancy Policy –** we have created a formal policy to allow our rental property owners to clearly understand our conditions for renting in CG. Additionally, it lessens the possibility of **Airbnb** type rentals.

**Enforcement & Fine Policy** – we have created a formal policy to allow us to enforce all CC&R as set forth in our Declaration.

**Architectural & Maintenance Policy** – this document provides clarification for architectural alterations to houses while preserving the property values of the neighborhood.

**Flood Mitigation –** we will be setting aside a significant amount of money in our 2025 budget to add additional drainage in the NE corner of our neighborhood

All the new policies are posted on the website for your review. Questions, concerns and suggestions are welcomed and can be addressed by any of the Board members or Committee Chairs.

Alan Kaniss – HOA President – 281-507-9138