Another Chance

As most of us are aware, the HSV POA Board has decided to conduct a re-vote on the two-tier assessment proposal. You are urged to vote, and to vote in favor of this proposal in the new election so this matter can be resolved and the Village can move forward on sounder financial footing.

This re-vote is necessary because, while nearly 2,000 more of us voted for rather than against the proposal in November, a quorum of 50% of the eligible voters was not achieved. The Board believes it owes it to the 60% majority who voted in favor of the assessment increase to try again to achieve a quorum.

The assessment proposal for this re-vote is identical to the previous one, but will only require a 25% quorum as specified in the Declaration all POA owners agreed to when we purchased our property.

This re-vote and its associated costs would not be necessary if so many voters had not ignored or boycotted the first election.

Most people agree that we have a revenue problem and that many of our facilities are in need of maintenance.

Any responsible and practical proposal to solve this situation must do four things: Raise the needed revenue; comply with our declaration and state law; have a reasonable chance of being approved by property owners, and not encourage more undeveloped lot owners to abandon their lots. Only the current proposal meets all four criteria.

Many want to believe that an across-the-board assessment increase, if passed, will not accelerate the abandonment of lots by undeveloped lot owners who provide us $8 million in annual revenue. Both historical and current trends say differently.

Over 450 lots have become delinquent this year vs the Future Funding Task Force's prediction of 325 per year. Multiple calls are being received from those wanting to turn their lots back to the POA because of the 84-cent cost-of-living increase that will go into effect if the proposal is not passed. The danger to our revenue stream is real.

Rev. 2, 12/30/14
It is time for Village homeowners, who have the most to lose if the village deteriorates, to step up and take control of HSV's finances. We can no longer be so dependent on lightly-committed, undeveloped lot owners for 2/3 of our assessment revenue. Like it or not, homeowners need to pick up a larger percentage of the burden ourselves, or the undeveloped lot owners will continue to dictate our financial future.

It is important to remember that the assessment proposal is only one prong of a three-prong plan. The additional revenue will only be used to maintain the quality of our infrastructure, catch up on deferred maintenance, and fund reserves. Such a commitment on our part to maintain high quality facilities will give the other two prongs time and credibility to work.

The next of these prongs is growth, which is the Village’s long-term route to financial stability. With Cooper gone, the Village is growing by only a few houses each year. This part of the plan involves attracting developers and using other people's money to grow the Village. To do this we must first demonstrate our commitment to adequately fund our existing infrastructure.

The final prong of the plan is enhanced amenity performance. This includes motivating members to use the amenities more, bringing in non-members who will pay to use any excess capacity (and hopefully fall in love with the Village), adjusting prices, and controlling costs.

Let’s not lose track of the core problem. Since 2009 the POA has fallen $13 million behind in assessment revenue and has a continuing deficit of over $3 million each year. The two-tier proposal is the most viable way to resolve that situation.

Find out the facts, and see myths dispelled, at www.hsypoa.org. Support HSV by voting YES when you receive your proxy this month.