

From: All Pro Property Management Services    Sent: Tuesday, January 9, 2024

## **Please Help Us Stop Rumors**

Dear Orchard Neighborhood Owner,

Over the last few weeks, you should have received several pieces of correspondence dealing with some of the major changes ongoing for the Orchard Neighborhood. As a result, it has been brought to the Board's attention that there is an active campaign underway to spread false information by a few owners. The information they are spreading is not only false but is designed to influence the upcoming election for directors. So that you have the facts and can help us stop the dissemination of this false information and have the information you need to help you make your director candidate choices, here is a summary of the situation.

### **FACTS**

A. The Orchard HOA Board has hired a property management company to handle the bulk of the administrative duties for the HOA including but not limited to (a) invoicing and collecting dues and fines, (b) distributing HOA information, and (c) handling Board Elections, etc. This company, All Pro Property Management Services, will replace Jeannie Weedman, who for years has done an outstanding job of managing the financial books for the HOA, and we thank her for her many years of faithful, volunteer service to the Association.

B. The annual meeting of the HOA and the associated election of five Board Members will be held on February 3, 2024. A request has been sent out for owners who wish to run for office to send their Bios to All Pro. The vote to fill all Board seats will be held the last two weeks of January.

C. The Board has asked owners to provide their email addresses in order to facilitate more efficient communications and reduce the cost of doing business.

D. The Orchard Board has worked hard to build the Capital Reserves to ~\$414,000 in order to have funds available for major repairs, e.g., roofs, siding, painting, roads, lighting, etc., or future upgrades to the Common Amenities.

### **FALSE RUMORS**

A. FALSE RUMOR: The Master Board is Going to Raise Orchard's dues. The Master Board has absolutely no input into what the quarterly dues are for the Orchard Neighborhood. Dues are set by and collected by the Orchard HOA.

B. FALSE RUMOR: The Orchard Board is going to raise the Orchard Dues again as soon as the annual meeting is over. This is false. The budget sent out to all owners for next calendar year does not include any change in the \$630 per quarter assessed owners.

C. FALSE RUMOR: If the right people are elected to the Orchard Board, they can vote to sever the relationship with the Master Board. THIS IS COMPLETELY FALSE. Even if it made sense, which it does not, the controlling documents dictate that in order for the relationship to change in any way a vote of all owners in the Apple View River Resort (not just the Orchard Neighborhood) would be required and 67% of the owners or 100 of the 149 would have to vote to change the Master Deed and other controlling documents.

D. FALSE RUMOR: Paris Hylton will no longer be available to support the Orchard Neighborhood. This is absolutely false. Paris will continue to work in support of the neighborhood and will work closely with All Pro.

E. FALSE RUMOR: Email addresses will be provided to all parties who want them. THIS IS FALSE. Email addresses and telephone numbers are only to be used for official HOA Business and will not be published in any register and will not be made available to individual owners.

F. FALSE RUMOR: The Master Board is going to take over the Orchard HOA. THIS IS FALSE. The Master Board has absolutely no reason to want to do this or be allowed to do this. The Orchard Neighborhood is managed by the Orchard HOA for

which an election is currently being conducted to give owners input into which five owners will serve on the Board for the next several years. The Orchard Board is responsible for handling the maintenance and all operational aspects of the Orchard

Neighborhood. The Master Board, as noted previously, oversees the operation of the swimming pool, clubhouse, and riverwalk and coordinates the short-term rental program. The Two Boards have worked together for over twenty years and there is no conflict in the ongoing relationship.

PLEASE HELP US PUT A STOP TO THE DISSEMINATION OF FALSE INFORMATION. If

you are confronted with any of these rumors, we encourage you to ignore them and make your own decision about what is in the best interest of the Orchard community and who can best safeguard those interests as board members.

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