
COMMUNITY FORUM

PURPOSE, GOALS, AND OBJECTIVES OF COMMUNITY FORUM

PURPOSE

To provide an independent newsletter as a forum for the free and open expression of views, opinions, and legitimate diverse interests of all members of the community.

GOALS

1. To promote mutual respect and harmony among neighbors for the well being of the community
2. To promote the rights of members to use and enjoy their property and to protect their property value, each consistent with neighbor and community interests..
3. To promote governance within Kala Point that is fair, reasonable, representative, and accountable to the legitimate and diverse interests of members in a matured and established residential community.

OBJECTIVES

1. Actively involve membership interest and participation in the affairs of the community in order to make it a better place in which to live.
2. Publish clear and objective information to the membership that is uncolored and uncensored, and that gives informed opinion to frame issues, to help members decide for themselves what is in their best interests.
3. Publish clear and objective information to the membership to help them form judgments of what is in their best interests and the interests of the community when voting on: 1) annual budgets and assessment obligations; 2) free and fair election of Board Directors; and 3) amendments to governing documents..
4. Conduct the newsletter openly and with accountability in serving the interests of the community.

Purpose, Goals, & Objectives Of The Community Forum

By Lou Martel

The Purpose, Goals, and Objectives of the COMMUNITY FORUM were listed in the April issue. They are for the most part self explanatory. The general basis for them were given in the April issue. Goals 2 and 3 in the April article are expanded for clarification following:

Goal 2: The Rights of Members To Use and Enjoy Their Private Property

There is a KPOA record that states: "Individual property rights generally prevail unless the CC&Rs provide otherwise. In such cases as members, we have agreed to forego those property rights in favor of having the Association manage them for us."

Prior to 1994, KPOA CC&Rs had a distinct section for covered property (private property) and a distinct section for common area property. A change to private property restrictions required member vote because doing that required a change to the CC&Rs. Board adopted amendments to the CC&Rs, voted on by the membership in 1994, blurred that distinction by combining private property and common area property in the same section. The selection of that particular section allowed Boards to make changes to some private property rights without member vote. It also brought different and important parts of the CC&Rs in conflict with one another. The validity of that amendment is questionable and it is uncertain whether the voting members understood what they were voting on. The COMMUNITY FORUM will provide information to the membership so that they can make informed votes on any future changes to governing documents.

Goal 3: Governance in A Matured and Established Community

The legal authority to control homeowner associations changes over time. For example, Kala Point CC&Rs dated 1984 were signed only by the Developer, whereas CC&Rs dated 1994 were signed by the KPOA Board President. Another change in legal authority occurred in 1995 when the WA legislature passed the Homeowners' Association Law. That law gave KPOA members certain important rights they never had before. For example, that law mandated a legal duty on boards to represent the membership. It states "the board of directors shall act in all instances on behalf of the Association (the membership)." There is no comparable statement in KPOA governing documents prepared by developer lawyers. The state law also gave the membership more control over budgets, and, if enforced, mandates free and fair election of members of the Board by the membership.

The membership of KPOA can legally make the community a better place in which to live by their active participation in their own governance. The nature of a mature and established community should be shaped by the legitimate interests of those who live there. The COMMUNITY FORUM can help bring that about by publishing relevant information to the membership and by the membership so that they can have an effect on their own governance and on their own community.

Coming Soon!

A new website will be available to the membership within a week to provide current and important information to the KP community. It can be accessed at www.kpvoice.info. It is well organized and easy to use.

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