

Holiday Park Homeowners Association

Subject: Holiday Park Management Transition

Dear Holiday Park Homeowners,

Next January, after 15 years, I will be stepping down as President of Holiday Park Homeowners Association, (HPHA). The responsibilities and tasks I have been performing will, however, still need to be done.

Currently, managing HPHA takes 10 to 12 hours a week, excluding the other significant tasks of the treasury and managing the pool. Certainly the number of hours can be reduced if we have more volunteers. However, some tasks can't be off-loaded to multiple volunteers. One person has to be the "point person" for all of Holiday Park. This person will either respond directly to or route to the appropriate volunteers the many emails and phone calls concerning HPHA, as well as coordinate HPHA's activities and volunteers **and accept overall responsibility for all the affairs of Holiday Park.**

Even with an active group of volunteers, the new President/property manager will likely spend a minimum of six hours a week managing Holiday Park - assuming we do not hire a property manager. These six hours are a fairly steady commitment that is required week after week, month after month, and many of the tasks require timely, if not immediate, action. A new President/property manager has not yet been identified. There are good candidates among us, and over the last several years I have approached several of them. Their response has always been "no thank you." Understandably, they simply don't have the time to devote 10-12 or even six hours a week managing HPHA. Additionally, few people want to be put in the position of having to enforce policies, collect debts, or deal with architectural control violations, etc. with their neighbors. One of the reasons that I am in favor of hiring a professional property manager is because it will encourage more homeowners to volunteer knowing that their time commitment will not be too great and they will not have to monitor and enforce codes and policies on their neighbors.

For most of us our home is our most valuable asset. The park and our neighborhood have the greatest impact on our home values, as well as the quality of our life. It would hurt all of us if the park, the pool, or the park's security were diminished because we made unrealistic decisions about how to manage Holiday Park.

The current Board – the volunteers devoting the most time to running HPHA – is in the best position to know what it takes to do the job properly, and has voted to hire a property manager for a six month trial period. The trial period is a worthwhile investment in our future considering what is at stake and the damage to HPHA if it is not well cared for. Only by undertaking a trial period will we be able to realistically assess which tasks homeowners are willing to assume and how much time they are willing to volunteer versus which tasks and how much time will be given over to a property manager. Furthermore, this trial period will occur with the safety net of the current Board in place.

Later in the fall, each of us will have the opportunity to vote to fund a property manager beyond the six month trial period. At that point we will have seen the results of the trial period and we can each decide if HPHA can be run solely by volunteers, or if it is better to have a combination of volunteers and a property manager. That vote will determine our future.

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What steps can each of us take to make our “voice” heard during the next six months?

- 1) **Volunteer now.** Your actions will determine how much time / money we spend on a property manager. Please contact Tom Greene at 972-960-0289.
- 2) **Attend the July 6 semi-annual Holiday Park all member meeting** and meet the property manager.
- 3) **During the six month trial period think realistically about your desire and ability to volunteer.** It would be wonderful if every resident participated in either the spring or fall park fix-up day. The day-to-day tasks required to run HPHA go far beyond park fix-up day, however. Furthermore, many of the tasks are time sensitive and need immediate attention.
- 4) **Come to a park-wide meeting** (to be announced) in the fall as we discuss the tradeoffs associated with each management option: individuals consistently committing personal time to volunteer or all of us contributing equally to pay someone to undertake some of HPHA’s operational tasks.
- 5) **Offer to be a Circle Representative** for your street. This year the La Bolsa side circle streets will be electing new Circle Representatives.
- 6) **Vote.** In the fall every homeowner will have the opportunity to vote and determine if we fund a property manager on an on-going basis.

My last responsibility as President is to make sure the management transition goes smoothly and that ultimately Holiday Park is left in good hands. I will of course continue to volunteer in some capacity and will support, in an emeritus role, our new President and Board.

Today Holiday Park is a better place than it was 15 years ago. This is due in part to a stable, hard working board. Transitioning to a manager - supported by active volunteers – will give us a sustainable management structure and help insure that Holiday Park will continue to be the wonderful place it is today.

Lastly, I want to say thank you! It’s been a wonderful 15 years. From Day One Holiday Park has been a passion of mine and I have loved the time I have spent working with others to improve our neighborhood. I am a better person because of the experiences and friendships that have come with being President of Holiday Park.

Sincerely,

Matt Bach
President
Holiday Park Homeowners Association