

Tuesday, April 29, 2025

All ALA Members
The Arrowhead Woods

RE: The Hidden Danger of the AWAC, Inc. "Ballot" which in reality is a Power of Attorney.

Dear ALA Member:

What will it cost us to allow AWAC, Inc. to continue indefinitely? I assure you, the price will be astronomical if homeowners grant them unlimited, eternal control to interpret and enforce our Covenants, Conditions & Restrictions (CC&Rs).

AWAC, Inc. is a private, self-appointed organization that sets exorbitant fees and fines while compelling property owners to comply with their demands in Arrowhead Woods. AWAC, Inc. is not accountable to property owners in any way. Property owners can't elect or remove board members. AWAC is NOT an HOA where property owners create and enforce their rules and fees.

The CC&Rs do not afford fees and fines other than a \$50 plan review fee for certain tracts. AWAC, Inc. unilaterally created mandatory permit contracts, fees and fines without the approval of the homeowners. These contracts, fees and fines are not mentioned in the original CC&Rs.

AWAC, Inc. now requires homeowners to sign a one-sided contract as part of the permit process for just about anything you want to do with your property. In other words, you can't get a permit without signing AWAC, Inc.'s contract. AWAC, Inc.'s permit application contract states that fines will be imposed at their sole discretion. Cumulatively, fines can easily surge past \$50,000. For instance, there's a staggering \$25,000 fine for merely painting your house without a permit. None of this exists in the CC&Rs.

In summary, the cost of allowing AWAC, Inc. to continue is like signing over a blank check. AWAC, Inc. alleges to call all the shots, interprets the CC&Rs, and sets the fees and fines – all without property owner approval. Signing AWAC, Inc.'s "ballot" is giving them control indefinitely and their financial exploitation of Arrowhead Woods homeowners will only escalate.

I strongly urge all property owners in the Woods **NOT** to sign it. Let's put an end to this madness.

Yours,



Ana Rojas

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P.S. Please feel free to contact me at the email above if you would like to be updated on this issue.

Section 3. Hearing for Non-Compliance

The owner of the property receiving notice of non-compliance shall have the right to appear and defend

AWAC Fines

notice of (i) the assessments for non-compliance and providing notice of the hearing.

Section 4. Damage Assessments and Costs Associated with Non-Compliance.

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|-------------------------|----------|
| 1. New Construction | \$50,000 |
| 2. Additions | \$25,000 |
| 3. Build-up Conversions | \$5,000 |
| 4. Carports | \$15,000 |
| 5. Decks | \$15,000 |
| 6. Fences | \$15,000 |
| 7. Hardscape | \$15,000 |
| 8. Outbuilding | \$15,000 |
| 9. Painting | \$25,000 |
| 10. Retaining Walls | \$25,000 |
| 11. Roofing | \$25,000 |
| 12. Siding | \$25,000 |
| 13. Solar Panels | \$10,000 |
| 14. Stairs | \$10,000 |
| 15. Windows/Doors | \$5,000 |

AWAC is attempting to renew its powers with this 2025 "ballot" but in reality is a power of attorney that is forever and can't be undone once it's signed.

AWAC, aka, the Arrowhead Woods Architectural Committee, a privately-run organization has zero accountability to property owners.

CC&R Renewal Ballot

The owner(s) of record of [redacted] a lot in Tract [redacted] irrevocably appoint(s) Arrowhead Woods Architectural Committee President, Vice President, and Secretary or their successors to exercise their power to extend the term of the Declaration of Restrictions for said Tract indefinitely with no expiration date so they are permanent and require no further extensions and extend the powers of the Architectural Committee indefinitely with no expiration date so they are permanent and require no further extensions. Said Appointees have the power to execute and record any document on my/our behalf to extend the term of said Declaration of Restrictions and the powers of the Architectural Committee as set forth in said Declaration of Restrictions. This appointment is coupled with an interest granted to the appointees for their work in securing the necessary appointments to extend the term of said Declarations of Restrictions and the powers of the Architectural Committee as set forth in said Declaration of Restriction. Any successor to a person appointed above shall be chosen by a majority of the then current members of the Arrowhead Woods Architectural Committee.

They want extended powers indefinitely with no expiration date, PERMANENT. REALLY???

This is the incredulous part! They self-appoint! They choose each other. Property owners can't elect or remove board members. AWAC is a private organization calling all the shots!

HOLD ON TO YOUR BALLOT. THIS IS EQUIVALENT TO A NO VOTE