

Special Community Notice SRHOA Board

The Seneca Ridge Homeowners Association (SRHOA) was established with the primary intentions of creating a safe and friendly environment for our neighborhood, preserve lot values, and administering the by-Laws and covenants of our community. The Seneca Ridge Homeowners Association is governed by a Board of Directors. Members of the board are residents who have been elected to these positions and serve on a volunteer basis.

To ensure we are following the law and responding to actions that are contrary to the Articles of Incorporation, Covenants & By-Laws, the SRHOA does receive advice and guidance from legal counsel. Historically, the annual legal costs for SRHOA are under \$1000.

Recently, a resident has requested an accounting of legal costs from 2022 & 2023, so as required under the Virginia Property Owners' Association Act we provided our Association's legal invoices (subject to redactions made by the Association's attorney to maintain attorney-client privileges). These invoices show that single matter that involves multiple violations of the covenants accounts for over 90% of all the legal costs incurred by the SRHOA during this period.

The SRHOA Board felt it would be appropriate to share this with our entire community. Every member of our Association has a right to this information as well as the understanding of the costs. The following tables provide the financial summary:

2022/2023 Legal Costs:

General categories	2022	2023
HOA Operations	\$ 1,003.00	\$ 585.44
Violation specific		
✓ Lawsuit Fees	\$ 9108.48	\$ 3.64
✓ Legal interpretations/questions	\$ 1,001.00	\$ 975.00
✓ Document review	\$ 629.00	\$ -
✓ Advice for events & actions	\$ 986.00	\$ 429.00
Total All Categories	\$ 12,727.48	\$ 1,993.08

Incurring in 2022 billed and paid in 2023

After months of attempting to broker a resolution with the resident and receiving legal advice regarding ARC violations were not successful, in November 2022 the SRHOA volunteer Board, for the first time since its inception, took legal action in the form of a lawsuit.

Legal Costs 2022:

- ✓ **Total of \$11,167.48 was spent in response to unresolved ongoing ARC violations.**

Purpose	2022
Consultation from 2021 paid in 2022	\$387.00
Eagle Scout Project	\$616.00
Violation specific	
✓ Lawsuit fees	\$ 9,108.48
✓ Violation advice	\$ 2,616.00
Total	\$ 12,727.48

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Legal Costs 2023:

- ✓ **A total of \$1,248.00 has been spent in response to unresolved ongoing ARC violations.**

Most of these legal costs are a direct result of the Board’s reaction to events and actions of the resident such as unsolicited mail sent to the entire community; threatening letters sent to the Board; and how to best respond to social media posts. The result is inflating the HOA's lawyer fees with constant requests and posturing.

Purpose	2023
Lawsuit-related actions	\$472.08
Advice on transparency best practice	\$273.00
Violation Specific	
✓ Advice for events & actions	\$1,248.00
Total	\$ 1,993.08

The SRHOA Board will not forfeit our obligation to enforce the Articles of Incorporation, Covenants & By-Laws, because you, our friends and neighbors, have elected us to do so and we appreciate your continued support.