

HVL - Owner Advocate Mission

An **INJUSTICE** is being done to the property owners of Hidden Valley Lake Association!

HVLA is a community of about 6,500-7,500 (depending on your source). Only about 25-30% are “involved” in the governance process – they vote! Only a very small number get more involved by being on the Board, a Committee, joining a Committee support group, attending Committee meetings, joining activist groups, joining one of several Facebook groups and/or attending Board meetings. Then there are the owners who are not eligible to vote due to non-payment of dues or fines: usually about 5%. So, 60-65% of members are uninvolved in governance and largely unaware of it.

HOA's (Homeowner Associations) in CA, are legally covered by the CA Corporations Code and the Davis-Stirling Act. They are actually **autocracies** that give broad and extensive powers to Boards to control the governance process. Compared to the governance process within our State and Country, it is far removed from anything "democratic".

Property-owners are faced with a form of "taxation-without-representation", i.e., Boards make decisions about spending assessments while property-owners have little-to-no-say over the process. There are **no competency requirements** for board directors. There are **minimal accountability standards** or guidelines. There are **no checks and balances** and no oversight. The **only** realistic recourse available to dissatisfied homeowners is to try to get favorable Directors elected; a long, arduous and costly task. The director recall process is a sham as directorial seats vacated by a recall can be re-filled by a majority vote of the remaining directors, i.e., either maintaining or increasing majority control. The CA Attorney General offers assistance with only the most egregious, obvious violations of the CA Corporations Code. Violations of Davis-Stirling codes go on and on unchecked.

There has been an historical pattern within HVLA of repeated violation of Davis-Stirling and CA-Corp-Code as well as basic civil rights committed by the Hidden Valley Lake Board of Directors and Administration. This has been done by way of various corrupt business practices and gross mismanagement. Several property-owner advocacy groups have formed over the past 20 years, but none have been able to completely re-balance the powerful control exerted by a small group of residents. Thus, HVLA, like many other HOA's in CA, remains in a position where property-owners have few "rights" and Boards have many "powers".

Most recently, since 2015, efforts within HVLA have succeeded in **IMPROVING** some aspects of Association functioning: Accounting, Contracting, Food & Beverage Ops., and some areas of Maintenance. But many problems remain.

The KEY issues currently within HVLA are:

1. Gross imbalance between funds given to the Golf Ops. vs. other amenities. Thus, non-golf services to members have deteriorated significantly.
2. Obstinate reliance on "Self-Management" despite HVLA's long and extensive history of Self-Management failures. HVLA has become too large and complex for Self-Management.
3. Gross lack of Strategic Long-Term Planning –
 - *Reserves Under-Funded by \$10 Million – yet some still want a new clubhouse
 - *Community Ctr. closed due to lack of upkeep; Pool hours limited
 - *\$700K spent on Golf Carts & Course Equipment - Finance Com. disapproved
 - *No Comprehensive Plan for Fire/Flood Prevention
 - *Drainage culverts in common areas not cleared in years

PLEASE, join in the struggle to change HVLA and to change HOA laws.

"Small governments with large powers and little accountability tend to become corrupt" - Gordon Gibson, The Globe and Mail, Sept. 8, 2014.