

# HOA ADHERES TO CORE GOALS

## HOA BOARD STRESSES SAFE ENVIRONMENT, INCLUSION, PROTECTING PROPERTY INVESTMENTS

Content by provided by the Villages at Godley Station

The Villages at Godley Station's Homeowner's Association has many objectives but, above all else, it aims to maintain a safe and nurturing environment for residents to enjoy. The board of directors wants all HOA members to maximize the benefits of community association living by better understanding the purpose and function of such associations.

By purchasing property in a homeowners' association, the owner agrees to abide by the community's pre-established Covenants, as well as the Rules & Regulations document. Owners live near their neighbors, share common facilities – such as the pool, playground, tennis courts and dog park – and voluntarily relinquish certain freedoms, all for the cause of protecting communal property values and reducing nuisances. The HOA believes that reasonable restrictions, consistently enforced over time,



**The Villages at Godley Station HOA Board of Directors strives, first and foremost, to create an environment that is safe, inclusive and nurturing for all residents.**

will preserve the net value of the community and maintain a high quality of life for residents.

### Opinions sought by board

However, the board also wants to give residents a say in the development of the documents that outline homeowners' rights and obligations. As such, the HOA updates the Rules and Regulations document every few years and always opens an input period before any action is taken, giving residents the opportunity to offer suggestions, list their preferences, and request the addition or discontinuance of a rule. Homeowners' feedback and

property interests are heavily considered by the board when drafting and revising rules and regulations documents.

"We want to promote a feeling of inclusion in our diverse and thriving community," HOA President Ken Baldwin. "Our residents make our community the unique and great place that it is. We value all community members and want to hear their opinions, which is why we encourage feedback during designated input periods and why we highly recommend homeowners get involved in the community by volunteering for the board or a committee. There's plenty to help

out with!"

### Participating & protecting investments

In addition to regulating property maintenance, the exterior appearance of homes, property alterations and additions, and vehicle restrictions, the HOA also manages common areas. Common areas include the recreation facilities, such as the clubhouse, pool, playground, tennis and volleyball courts and dog park, as well as the numerous neighborhood lagoons, wooded areas and shared green spaces. The board also hopes to soon begin fostering a sense of community by resuming social activities and community gatherings when it is safe to do so.

The Villages at Godley Station's community is a stabilized real estate asset, as it is completely built and sustains an occupancy rate of over 90 percent. That fact – combined with our community's appearance as a well-kept, neat, safe area – makes it attractive to investors and future homeowners. As such, our potential for growth is strong and poised for great returns. The better our community is, the more enticing it is to those looking to purchase property and open businesses nearby. Thus, homeowners looking to sell their property stand to make a considerable return on their investments. Those who plan to call the neighborhood home for awhile can rest assured that our upward trajectory will continue, solidifying the community's safety status, aesthetic value, and overall pleasant locale for many years to come.