



**Community Meetings will be held:**

A formal presentation, questions/answers, and public comment regarding the proposed CC&Rs will be addressed at a series of Phase meetings to be held between May 18 and June 15, 2022.

It is important that everyone has access to the facts and that you have a direct avenue to the Board for questions and answers. Your EFHOA Board is working to provide a transparent, fact-based opportunity to get all questions answered prior to asking for an approval vote.

You will receive an email invitation from Berkshire Hathaway, our HOA Management Company, providing the date, time of meeting and location.

I look forward to seeing each of you as we embark on this next important chapter in the Emerald Forest neighborhood. We are committed to preserving our neighborhood and hope you will join us.

David Higdon  
*President*  
*Emerald Forest*  
*HOA Board of*  
*Directors*

Questions? [hoa@bhscaliber.com](mailto:hoa@bhscaliber.com)

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## **WELCOME “NEWCOMERS”**

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You are receiving this invitation because you are one of 121 “new” Emerald Forest homeowners who have joined our community in the past five years. You represent a new generation of homeowners, and we are eager to discuss our neighborhood’s future with you.

The EFHOA Board has scheduled a special meeting for all our “newcomers” in order to meet you, offer a belated welcome and, hopefully, give you a better understanding of the proposed Amended and Restated and Consolidated Declarations of Covenants, Conditions and Restrictions (Let’s call them **CC&Rs**) for Emerald Forest .

Every property owner in Emerald Forest is going to be asked to vote on accepting these new CCR’s in an on-line voting tentatively beginning July 1 through July 21. We are excited to give each of you an opportunity to learn why this consolidation of 11 different documents is necessary and long overdue. This new CC&R will help protect our property values and all that has made Emerald Forest special for over 40 years.

### **HERE’S THE AGENDA:**

- ✓ Introduction of EFHOA Board and Berkshire Hathaway Management Team.
- ✓ Brief History of EF and how we ended up with 11 unique deed restrictions.
- ✓ Why do we need new and consolidated CC&Rs?
- ✓ What’s in the new CC&Rs?
- ✓ Examples of what’s new and better.
- ✓ Your questions
- ✓ Adoption process

### **SPECIFICS:**

DATE: **May 26, 2022**

TIME: **6:00 PM – 7:30 PM**

WHERE: **Holy Cross Lutheran Church**  
**1200 Foxfire at Sebesta**

EFHOA CONTACT: Cheyenne Gonzales - BHHS HOA Management  
cheyenneg@bhhs caliber.com 979-703-1819

Here's a little prep that might help compare what exists versus what is proposed:

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*Go to the EFHOA website at [www.emeraldforesthoa.org](http://www.emeraldforesthoa.org)  
Click on the "Proposed New CC&R" link and compare this  
to the Current Deed Restrictions for your Phase.*

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We are expecting an excellent turnout and are looking forward to an interactive and productive gathering.

See you there on May 26.

David Higdon

President -EFHOA Board

PS, If you are not able to join us on May 26, we will be conducting three additional "Phase Meetings" in June so be on the lookout for an invitation to your Phase session at Holy Cross Lutheran.

## YOUR NEW CC&Rs PHASE MEETING – Thursday, Jun 2, 2022

The EFHOA Board has recently completed and approved the new *Amended, Restated and Consolidated Conditions, Covenants and Restrictions for Emerald Forest* (let's call them the new CC&Rs).

We have scheduled a special meeting for all the homeowners in your Phase to meet and give everyone a better understanding of the proposed New CC&Rs.

Every property owner in Emerald Forest is going to be asked to vote on accepting these new CC&Rs in an on-line voting tentatively beginning July 1 through July 21. We are excited to give each of you an opportunity to learn why this consolidation of 11 different documents is necessary and long overdue. These new CC&Rs will help protect our property values and all that has made Emerald Forest special for over 40 years.

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- ✓ Introduction of EFHOA Board and Berkshire Hathaway Management Team.
- ✓ Brief History of EF and how we ended up with 11 unique deed restrictions.
- ✓ Why do we need new and consolidated CC&Rs?
- ✓ What's in the new CC&Rs?
- ✓ Your questions
- ✓ Adoption process

### **SPECIFICS:**

DATE: **June 2, 2022**

TIME: **6:00 PM – 7:30 PM**

WHERE: **EFHOA COMMUNITY CENTER /POOL**

EFHOA CONTACT: Cheyenne Gonzales - BHHS HOA Management  
cheyenneg@bhhs caliber.com 979-703-1819

Here's a little prep that might help compare what exists versus what is proposed:

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***Go to the EFHOA website at [www.emeraldforesthwa.org](http://www.emeraldforesthwa.org)  
Click on the "Proposed New CC&R" link and compare this  
to the Current Deed Restrictions for your Phase.***

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We are expecting an excellent turnout and we appreciate you joining us.

David Higdon

President -EFHOA Board

*P.S., if you are not able to join us on June 2, we will be conducting an additional meeting on June 6 at Holy Cross Lutheran at 6pm -7:30pm*



## YOUR NEW CC&Rs PHASE MEETING – Monday, Jun 6, 2022

The EFHOA Board has recently completed and approved the new *Amended, Restated and Consolidated Conditions, Covenants and Restrictions for Emerald Forest* (let's call them the new CC&Rs).

We have scheduled a special meeting for all the homeowners in your Phase to meet and give everyone a better understanding of the proposed New CC&Rs.

Every property owner in Emerald Forest is going to be asked to vote on accepting these new CC&Rs in an on-line voting tentatively beginning July 1 through July 21. We are excited to give each of you an opportunity to learn why this consolidation of 11 different documents is necessary and long overdue. These new CC&Rs will help protect our property values and all that has made Emerald Forest special for over 40 years.

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- ✓ Why do we need new and consolidated CC&Rs?
- ✓ What's in the new CC&Rs?
- ✓ Your questions
- ✓ Adoption process

### **SPECIFICS:**

DATE: **June 6, 2022**

TIME: **6:00 PM – 7:30 PM**

WHERE: **Holy Cross Lutheran Church  
1200 Foxfire at Sebesta**

EFHOA CONTACT: Cheyenne Gonzales - BHHS HOA Management  
cheyenneg@bhhs caliber.com 979-703-1819

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Click on the "Proposed New CC&R" link and compare this  
to the Current Deed Restrictions for your Phase.***

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We are expecting an excellent turnout and we appreciate you joining us.

David Higdon

President -EFHOA Board

***P.S., if you are not able to join us on June 6, we will be conducting an additional meeting on June 13 at Holy Cross Lutheran beginning at 6:00pm.***



## YOUR NEW CC&Rs PHASE MEETING – Monday, Jun 13, 2022

The EFHOA Board has recently completed and approved the new *Amended, Restated and Consolidated Conditions, Covenants and Restrictions for Emerald Forest* (let's call them the new CC&Rs).

We have scheduled a special meeting for all the homeowners in your Phase to meet and give everyone a better understanding of the proposed New CC&Rs.

Every property owner in Emerald Forest is going to be asked to vote on accepting these new CC&Rs in an on-line voting tentatively beginning July 1 through July 21. We are excited to give each of you an opportunity to learn why this consolidation of 11 different documents is necessary and long overdue. These new CC&Rs will help protect our property values and all that has made Emerald Forest special for over 40 years.

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David Higdon

President -EFHOA Board



