



FAQ's from September 13, 2022 Townhall Meeting

- What else can Essex do to provide immediate value for our HOA Fees?
 - The role of Essex is defined in the presentation from the meeting, but as an overview, we perform site inspections of the community's common areas and individual homes, assist in the processing of Architectural Modification Requests, acquire insurance consistent with the needs of the Association, provide Association financial reports and help the Board develop and prepare a budget.
- What is the ACC appeals process?
 - Per the CC&Rs, within 30 days of receiving a violation notification, homeowners may present a written request via certified mail to the HOA requesting a hearing. The HOA has 10-days to respond and up to 30 days to set a date for the hearing. See Section 11.6(b) of the CC&Rs for additional details.
- Can streetlights be removed/excluded from homeowners yards?
 - Once we obtain permission from the city to change the light bulbs, we can ask the electric company if we can exclude streetlights in homeowners yards.
- Can privacy fences be installed in back yards along the trail?
 - Lots adjacent to a Greenbelt area, Open Spaces and/or a Park shall have black finished, forty-eight inch (48") high wrought iron fences for the full width of the Lot line abutting said space. See Section 1.2.3 of the CC&Rs for additional details.
- Questions about holiday decorations:
 - Seasonal/Holiday decorations may be displayed by homeowners up to 30 days before and after a holiday. Suggestions regarding HOA holiday decorations may be submitted via the homeowner dashboard at www.whitewingtrailshoa.com. Please be advised, rules as well as certain rights for religious displays affixed to the dwelling or placed within the lot's boundary may apply and may be subject to varying rules.
- Questions about amenities:
 - A concept map of the amenities that will be constructed in your community has been added to the website with an estimated completion date of Spring of 2023.
- Questions about ACC requests:
 - Any exterior modification to a home or lot requires ACC approval before work begins. When submitting an ACC request, please include color pictures of materials or samples of like product, etc., this will help move the review forward. A copy of your Lot's survey is required for any type of major modification or addition, regardless of what it is. If adding a structure, mark the location on the Lot's survey as this will be a primary concern of the reviewers. Requests lacking all the needed information will be returned to the Owner giving a 10-day period to return the requested information. Reviews during the spring and summer months can take longer, so please plan to



submit your application as far in advance as you can. For certain requests, owners may have the ability to request a rush however, a fee for this expedited turn-around service will apply. If you have questions about the process, you can email acc@essexhoa.com and a member of the Essex ARC team can assist you.

- Questions about on-street parking:
 - Parking in front of mailboxes, blocking driveways, intersections, or other publicly accessed areas is prohibited. Short-term and visitor parking of a vehicle may be parked outside of an enclosed garage temporarily and irregularly to accommodate such use. For full parking guidelines refer to Section 2.5(c) of the CC&Rs. Please note, streets that are public and maintained by the city or county may allow on street parking regardless of the rules of the Association.
- Were there any board members on the call, and are any board members Whitewing Trails residents?
 - Board members typically attend HOA board and budget meetings. Currently the declarant board has no Whitewing Trails residents. According to the Bylaws for the community, when 75% of the lots have sold to non-declarant owners there will be an election to add one homeowner.
- What is the time period for returning phone calls and emails?
 - We strive to return all calls and emails within one business day. The fastest way to log an inquiry and receive a response is a web submission via your homeowner dashboard on the HOA website.
- How to set up HOA email notifications?
 - Log in to the HOA website. In the My Profile section click the checkbox for “Send me electronic newsletters from the association”.
- Since dead trees are not being replaced until year-end, will homeowners be given the same timeline?
 - During drought conditions and unfavorable planting weather, certain landscaping requirements are relaxed. If you receive a violation and believe it should qualify for a temporary exemption, submit a request choosing “Compliance” via “Contact Us” on the HOA website.
- What are the chances there will be special or additional assessments while amenities continue to be constructed?
 - Planned amenities are provided at developer expense. Any special/additional assessments would be based on overall budget needs and would apply to ongoing maintenance.
- Can we save money by planting evergreens?
 - Essex Management works with landscapers to maximize efficiency, vegetation health and longevity, and cost-effectiveness, and will discuss this topic and suggestion.
- Questions about committees:
 - The homeowners volunteer committee form is located at https://whitewingtrailshoa.com/Libraries/Association_Documents/Whitewing_Trails_Committee_Form.sflb.ashx. Committees are in the process of forming, please submit completed forms to bret@essexhoa.com.
- Can the eight spotlights be repositioned to shine on the stone?
 - Yes, we will work with landscape and lighting teams to reposition.



- Can HOA help facilitate on adding speed bumps to the roads?
 - Whitewing Trails streets are owned and maintained by the city. Essex Management is glad to assist with strategy and discussions with the City of Princeton to help understand what may be done and what would be required for approval of speed bumps or any other desired speed deterrent. The request would be from homeowner(s) to the city after a full homeowner board is elected. Authorization will be required from City of Princeton Police Chief, Fire Chief, and City Manager.
- Why doesn't the model home near common/gathering area have a sidewalk installed?
 - Sidewalks in front of model homes are installed after all homeowner lots are sold. Essex Management will contact the developer/builder regarding this issue.
- Questions about assessment increase:
 - The assessments are set for the next year prior to December 1st. The maintenance responsibilities are determined by the CC&R's which will determine the expenses for the community. Once the expenses are determined, the assessment amount needed to cover those expenses are set by budget. When comparing the assessments between communities, you must look to make sure all things are equal like amount of common area, entryways, amenities, and the size of neighboring communities. The budget and monthly financial statements are posted on the community's website for review.

After reviewing the FAQ's you have any additional questions, please submit your inquiry via a web submission through the "Contact Us" on the community's website at www.whitewingtrailshoa.com and an Essex representative will begin working on your request as soon as possible.