Comments on Recent Proposals by the Timber Cove Homeowners Board of Directors
Seeking to Dissolve the HOA

Never Buy Anything Sight Unseen

The board is asking members to vote on eliminating the HOA. Those who advocate dissolving the HOA have offered little information about how they plan to replace it, what they plan to replace it with, and what affect that will have on all of us.

So far, they state only that the HOA (and its protective CC&R’s) would be eliminated, and there will be only a “Road Committee” to maintain and improve the Timber Cove Roads. Immediately that raises many problems and questions.

The “Road Committee”

How will the Timber Cove property owners be assessed for roads? How much will they be assessed? Who will they be assessed? Proponents of dissolution who live on County-maintained roads, have stated that they should be exempt from any road assessments in Timber Cove. Would all of those property owners with access from county-maintained roads be exempt from road improvements? Should all the costs of road improvement fall on those with access only from private subdivision roads? That would raise the costs for these property owners exponentially. Who will decide on priorities for street improvements? This has been a large problem in the past. Will these assessments be done fairly, or will they be designed to benefit the few who are calling the shots?

How will this “Road Committee” be chosen? Will they simply be appointed by the same people who have installed themselves on both the current boards? How many members will the committee have? Who will be managing the improvements and regular maintenance? What guidelines and standards will be followed? What happens if a property owner does not pay his assessments? Who will enforce such payment? How will road committee conflicts be resolved? Would the road committee be responsible for putting the roads in the deeded locations?

One HOA board member was heard to opine that he lived on a very short street, so he figured he would be dead before he needed to pay for improvements on his road. His short sightedness would appear to match his short street.

Land-use and Architectural Review

No plan has been offered for land use or architectural review. If the board’s plan is to eliminate all Timber Cove architectural requirements and review and give the PRMD (Sonoma County planning department) total authority, then we need to be informed about what will change. As regards land-use, will PRMD allow another industrial printing press? PRMD will allow much higher density developments with only normal residential (5 foot) set backs? PRMD will allow blocking of neighbors’ view corridors. All of these things are allowed under county oversight.

It is common that lot owners desire complete freedom when they develop their own lots but when it comes to their neighbor’s lot, they want to protect their investment by requesting
controls. What will happen to property values after several decades of County oversight? Think Salmon Creek or Rio Nido. County standards should be distributed and understood by everyone in Timber Cove before any vote is held to dissolve the HOA.

**Why Dissolve the HOA?**

Why eliminate the HOA and the CC & Rs? No real explanation has been given by the board. Proponents stress the “dysfunctional” nature and history of the organization, but that dysfunctionality is a reflection of the community itself, and it will reassert itself magnified ten times on any hastily arranged “Road Committee.”

Recent history would indicate that proponents of dissolution hope to abolish the pedestrian easements and make Timber Cove safe for commercial Airbnbs. However the pedestrian easements, like our property boundaries and private roads, will last as long as our original subdivision map is the document of record. And Airbnbs are more at risk from county regulations than by any local enforcement.

Without a clear and transparent explanation, and any indication that these people have considered the consequences of their actions, it is clear that they will create many more problems for Timber Cove than they will solve.