

**WOOD RANCH OWNERS ASSOCIATION**  
**hoamgmt@pmahoa.com**

In an effort to ensure that the actions the Board of Directors of the Wood Ranch Owners Association take are representative of what the owners of Wood Ranch desire, the Board is requesting the following survey be completed.

**Below is information on two elective expenditures:**

First, the association expends about \$14,000 (~2% of annual dues collected) for the Holiday Lights that are illuminated the week of Thanksgiving through January 2 (**currently in Budget**). This equates to about \$32.48 out of the current annual dues of \$1,440 per year per lot. While the association receives very positive feedback regarding the lights, there is a subset of owners who feel the expenditure is too high as expressed via social media platforms. Please be aware that the HOA dues will not decrease no matter the outcome of this survey. The Board is grounded in doing what the vast majority of owners prefer and would like your feedback.

In addition, there was recently a burglary within Wood Ranch and a Safety Meeting with the Town of Danville's Police Chief was held (all homeowners were invited). The Police Chief educated the owners in attendance and on Zoom that the most important steps to prevent this are to alarm your home and have adequate lighting at night and getting to know your neighbors. That said, it was requested the Board look into installing license plate reading cameras that interface with the various Police Departments license database of known suspect vehicles. These cameras use self-health checks and provide notifications to Flock (<https://www.flocksafety.com/products/flock-cameras>), are solar powered, work in the dark with infrared flash technology, and are directly linked with the Danville Police Department (No data is retained by the HOA).

To implement this, three Flock cameras are required at an annual cost of \$7,500 (**not in current Budget**). This equates to about \$17.40 out of your current annual dues of \$1,440 per year per lot. If it is decided to move forward with these license plate readers, please be aware that this could result in a higher quarterly assessment in 2024 as this item is not currently in the budget.

The Board asks that you take a moment to respond to this survey on these two elective expenditures. Please complete the survey and return it in the enclosed self addressed, stamped envelope by April 1, 2023. **Only ONE survey per lot will be counted.**

\_\_\_\_\_ We/I prefer to continue the Holiday Lights

\_\_\_\_\_ We/I prefer to **NOT** continue the Holiday Lights

\_\_\_\_\_ We/I prefer to implement the Community Security Cameras

\_\_\_\_\_ We/I prefer to **NOT** implement the Community Security Cameras.

Signed \_\_\_\_\_

Please Print:

Name \_\_\_\_\_

Address \_\_\_\_\_