



The Landings Association, Inc.

PROPERTY OWNERS' ASSOCIATION ACT VOTE



The Landings Association, Inc.

Re: Property Owners' Association Act Vote

February 1, 2013

Dear Landings Property Owners,

With this letter and *Voting Packet*, you now have the information you need to vote for an improvement in the way our community is governed. The Landings Association's Board of Directors encourages all property owners to vote 'YES' to adopt the Georgia Property Owners' Association Act ('The Act'). Adopting The Act brings important benefits and safeguards to the Association's operations as outlined below.

What does a successful two-thirds 'YES' vote mean for The Landings?

- Saves money (approximately \$50,000 a year) by providing efficiencies in collecting delinquent assessments;
- Ensures that any future community covenants changes apply to all property owners;
- Maintains the current covenants unless changed by a separate vote of approval by two-thirds of property owners;
- Enhances residents' quality of life;
- Is considered a positive characteristic for prospective homebuyers.

This *Voting Packet* gives you ample information about this important initiative. You also can find complete copies of The Act on The Landings Association's website (www.landings.org) under Library > Property Owners' Association Act. For a hard copy of The Act, visit the Association's office.

Voting will begin on February 1st and close no later than June 28, 2013. You can vote using the traditional paper ballot enclosed, or vote online using the instructions in this *Voting Packet*.

The approval vote to adopt The Act is a difficult hurdle because it requires a two-thirds 'YES' vote of all 4,422 lots. Full participation of owners is essential. This is our community, and as property owners, it is our responsibility to vote.

The Board of Directors requests that you carefully consider this proposal. If you do, we are confident you will support adoption of The Act with your 'YES' vote.

Sincerely,

Milly Pitts-DiCicco

President

John Fitzgibbon

Vice President

Randy Stolt

Treasurer

Gary Herrman

Secretary

Neil Bader

Director

Brenda Day

Director

Dan DeGood

Director

John Fishburne

Director

Scott Walton

Director

Jim Rich

Ex-Officio

**The Property Owners Association for
The Landings on Skidaway Island**

600 Landings Way South ~ Savannah, Georgia 31411

phone 912.598.2520 ~ fax 912.598.2516

www.landings.org ~ e-mail tla@landings.org



The Georgia Property Owners' Association Act Vote

Frequently Asked Questions

Q What is the Property Owners' Association Act?

A A 1994 Georgia statute that defines the powers, duties, and limits of association communities. It provides clear and legal processes for communities to operate more efficiently and economically.

Q What will The Act do for us?

A Allow us to update the way we govern the community. The Act will provide ways to save approximately \$50,000 per year by providing efficiencies in collecting delinquent assessments. Until The Act is passed, any future community-approved covenants changes won't apply to those owners who voted no or failed to vote. Adopting The Act ensures future covenants apply equally to all property owners.

Q Why should we vote to adopt The Act?

A The current governing documents were made by the developer to facilitate property sales and protect the developer's rights. The Act will allow us to provide sound governance which applies to all residents and property owners.

Q What are the requirements to adopt The Act?

A A "yes" vote by two-thirds of all lots is required to adopt the Act.

Q What is the biggest challenge to adopting The Act?

A Voter apathy. In the last four community-wide elections, about 30% of property owners didn't vote. We need a "yes" vote by the owners of two-thirds of all 4,422 lots (2,948 "yes" votes needed). The challenge is to get out the vote.

Q What's in it for me?

A The Landings Association will have a clear, consistent, and legal foundation for sound governance. The Association will cut expenses in some areas, and you will share in the cost savings. By adopting The Act, you ultimately will be making The Landings a better place to live.

Q What can I do to help?

A Vote "YES" and vote early. Encourage your friends and neighbors to vote. Find out more about The Act by attending town hall meetings and neighborhood meetings. Educate yourself about the issue by reading Landings Association publications.

Q How can I get more information?

A Email us at theact@landings.org or call 912-598-5528. Copies of The Act can be found on The Landings Association's website (www.landings.org) under Library > Property Owners' Association Act. Hard copies will be available at the Association's office.

Need More Information?

If you would like to receive more information about this proposal, we strongly encourage you to attend The Landings Association's Annual Meeting:

Wednesday, February 27, @ 7 p.m., in the Plantation Club's ballroom.

In addition, several other Town Hall Meetings will be scheduled to provide more details.

Meanwhile, if you have any questions not addressed in this voting packet or in previous Association communications, please email TheAct@landings.org or call 912-598-5528 to leave a message. The appropriate person will respond promptly to your questions.

Please complete and return the enclosed ballot (including signing the return envelope), or vote online at www.landings.org using your Username and Password from the separate letter included with this voting packet. Your vote must be received no later than June 28, 2013, at 5 p.m.

Your Vote Counts!

Ballot Deadline: June 28, 2013 at 5 p.m.



BALLOT

THE LANDINGS ASSOCIATION, INC.

The Landings Association proposes to adopt the Georgia Property Owners' Association Act in order to improve and streamline its governance practices. If approved by property owners, Paragraph 1.2 from The Landings Association's document, *General Declaration of Covenants and Restrictions*, will be amended by adding the following statement to the end of that paragraph:

The Properties subjected to this Declaration constitute a residential property owners development which hereby submits to the Georgia Property Owners' Association Act, O.C.G.A § 44-3-220 et seq., as such Act may be amended from time to time.

I, as a Member of The Landings Association, Inc., hereby cast my vote as follows:

_____ **YES** to amend Paragraph 1.2 of the Declaration submitting the Property to the Georgia Property Owners' Association Act ("POAA")

_____ **NO** to amend Paragraph 1.2 of the Declaration submitting the Property to the Georgia Property Owners' Association Act ("POAA")

Voting Instructions

- If you choose to use this paper Ballot instead of the online voting option, clearly mark your vote, put the Ballot in the envelope labeled Ballot, and seal the envelope. Do not mark the Ballot envelope.
- Put the Ballot envelope in the return envelope addressed to the Association's Corporate Secretary.
- **Sign and date the return envelope in the space indicated.**
- Ballots must be received by 5 p.m., June 28, 2013. Deposit in the Association's drop box at the main office (600 Landings Way South), or hand deliver, or stamp and mail to the Association.
- **Paper Ballots will be disqualified if:**
 - The return envelope is not signed.
 - The Ballot is NOT received by 5 p.m., June 28, 2013.
 - An online vote is also cast.
- Please vote. In order to be adopted, the Amendment must be approved by the affirmative vote of two-thirds (66-2/3%) of all Members entitled to vote, which exceeds the number of responses needed to meet the 60% quorum requirement.

Signature of Owner _____ Print Name _____

Address _____ Date _____
