

State of the Organization RBHOO 2013

As I close out my third year as President of the Rarity Bay Homeowners Organization, I am happy to say that RBHOO is alive and well. Despite some calls for the organization to fold once the RBCAI became totally resident controlled, an organizational self-assessment done by a committee chaired by John Seitz and Sandy Richard underscored the non-governmental needs that RBHOO fills within the community, and a few changes that needed to be made to the bylaws to eliminate some duplications deriving from Rarity Bay's earlier history under developer control. Tonight we will vote on the reworded purpose and bylaw statements, changes that have been approved by the RBHOO Board and sent to members about a month ago for review and comment. And, per the bylaws, we will elect some new officers to fill a few cyclical vacancies on the Board. I want to thank Vic Vickery, who has diligently kept our books for 3 years, Roger Cooper who has served as Vice President and is currently chairing our Sewer Maintenance Information committee (for lack of a better name), and John Seitz for his work as a director of this organization over the past 2 years.

For those of you who diligently read "Life at the Bay," much of what I will review now was part of my November issue RBHOO Spotlight article on the value of membership in this organization. Over the years RBHOO has been the driving force behind some projects later taken over by the CAI (early sewer problem investigations) or which have become independent organizations in their own right (the First Responders). We have contributed to a variety of projects here at the CAC, beginning with the initial repainting when the community became owners of the building. We have donated the art gallery hanging system, the projection screen, nearly 100 chairs and various tables and, just recently, we provided the funding for the flooring in this room as part of the CAC total reflooring project. These projects have improved the value of the building to members of the community who use it regularly, like RBHOO!, and to all of our property values since the CAC is often a first stop by prospective buyers—it has become part of Rarity Bay's curb appeal, if you will.

We continue to partner with other organizations to provide Medic blood drives twice a year. Our road clean-up sessions, ably headed by Bart Whitman, are in conjunction with TDOT and Keep Monroe County Beautiful. The ongoing Cartridges for Kids recycling campaign has resulted in over \$500 in supplies funds for Vonore Middle School and Sequoyah High School this year alone. So, keep those home printers churning! Next week, we are partnering with AARP for a second defensive driving class—there is still room to add a few more participants.

The educational programs we have brought to our members this year have been timely, as the geologist on sink holes, educational, as how to identify stucco problems and what to do about them, forward looking, as the program on home care options in the area, and budget friendly, having an opportunity to share ideas with the manager of the

Vonore Food City. We also provided the community a forum in which to meet the candidates for the RBCAI Board.

The RBHOO committee that is looking into options for residential sewer system maintenance and repair, now that the RBCAI insurance program is ending, will be completing its work and reporting to the community in the near future. A need was seen and RBHOO members stepped in to fill that information gap.

Whereas the RBCAI must look at the needs of all property owners, RBHOO can focus on things that may be of added benefit to current residents and homeowners. Whereas new street signs are costly, and a CAI responsibility, we have proposed a way to repaint some of those that can be refurbished to extend their life—and we have offered to cover the cost of supplies to do so. This will be a temporary fix, more of a curb appeal issue, that will allow CAI monies to be spent for replacement signs as necessary. Speaking of curb appeal, we had our 3rd annual “Thanks for your hard work” pizza lunch for the various grounds crews who work to keep our common grounds and various amenities looking their best. With all the pizza consumed, we were also helping the local economy!

It is true that we are not the governing organization for Rarity Bay but we offer many opportunities for homeowner participation in moving our community forward. Our meetings continue to provide opportunities for discussion of community issues and potential projects. New residents and those who have been here for a while, come together at RBHOO meetings to share ideas, knowledge, goals and concerns. Yes, RBHOO is a dynamic organization, a product of its history and of its current focus. We are as strong as our membership and I look forward working with all of you and the Board in the coming year.

Bobbie Polacsek, President