

From: Dag Forssell mc@forssell.com

Oct 21, 2023 1:28 AM

Subject: **CCRs Scanned, Christine**

Dear [Name]

I have scanned and uploaded CCRs provided by Steven Yellin.

See www.forssell.com/menlo/Governing/ These PDFs are searchable.

Anyone can see a progression from a straightforward mandate in the developer's CCRs:

“Owners may make such alterations of Common Area as do not adversely affect the structural integrity of any buildings or improvements or alter the exterior appearance of any part thereof, ... “

to increasingly specific restrictions. Some restrictions make little or no sense when you study them closely and consider alternatives.

I think members should insist that needless restrictions be revised / rolled back / removed BEFORE members vote yes to the next set of governing documents. I am NOT suggesting a no vote, just a delay before members vote. Ultimately members will want to vote yes to a set of governing documents that strike a sensible balance between legitimate obligations of the board and interests of members.

Please download and read for yourself. I will be happy to provide selections of pages printed just for you.

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If ever there is cause for transparency and participation by the community, this is it! I think we should form a group of all interested members to review the CCRs together from a member perspective; then work with the entire five member board representing the board's legitimate obligations and fiduciary duties to simplify and clarify; and then call an informational Town Hall meeting for final review and polish. Members should not merely vote to rubber stamp the major revision presented by the board. This process of updating/revising our CCRs amounts to a constitutional convention, resulting in a document that will govern what members can and cannot do to enhance enjoyment and value of their homes for the next 15 years or so.

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Regarding my forthcoming reports on

- 1) Decks and Balconies and
- 2) Heating (and Air Conditioning):

Starting Monday (when you can catch me) I can show my mini-split Heating and A/C system on the second floor so you can see one example of what can be done on the first and second floors to provide efficient, inexpensive Heating and A/C. You can also see highly efficient mini-split systems installed during recent remodelings of A302 (on sale this weekend), C303, C306, and E305 (provided your neighbor friends are home). Also, a mini-split system will be installed in the remodeled gym.

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About Christine....

My very best friend and the love of my life passed on in her sleep Tuesday night. We had time to celebrate our life together, including our (almost) 60th wedding anniversary. I appreciate numerous messages of support -- emails, cards, and comments at the blog www.caringbridge.org/visit/christineforssell Special thanks to Judi Zeitlin for reaching out to help us find a caregiver for weekends.

Fortunately for me, I live in a wonderful community with good friends where I can make a contribution, have support from my family, and can continue work that is meaningful to me.

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I will now have more time to review and discuss CCRs with a group of members who share my conviction that these documents deserve and need to be reviewed by the membership before they are adopted as the governing law for Menlo Commons.

Best to all, Dag