

## **Questions/Answers for Western Country Ranches Homeowners (WCRHOA) Members**

Western Country Ranches HOA has a website. The website is: [westerncountryrancheshoa.org](http://westerncountryrancheshoa.org)

If you have not already signed up on the website, please do so by following the steps on the website. After completing the registration process, you will be able to login once you receive your password via email – feel free to change it at any time. By registering your e-mail address on the website, you will receive email notification of the HOA meeting notices and other important resident information.

Foster Management is contracted by the WCRHOA Board of Directors to take care of the accounting and administrative tasks of the Association.

Frequently asked questions:

**1. How much are dues?**

Dues are \$98.00 per year. HOA dues notices are sent out at the end of the year and are due in January.

**2. Can I have a fire or fire pit in the greenbelt?**

Absolutely no fires of any kind including propane tanks with fire pits are allowed in any of the greenbelt area at any time.

**3. Do I need permission from the HOA if I want to change the paint color of my house?**

No; however, the Board requests that you select a color that is conducive to the landscape such as earth tones.

**4. How many outbuildings can I have on my property?**

Two outbuildings are permitted in addition to your home (NOT as a second residence). All buildings and property improvements must be approved the Architectural Review Committee. There is a request/approval form located on the Western Country Ranches website: [westerncountryrancheshoa.org](http://westerncountryrancheshoa.org) under documents. Once the form is completed it should be sent to [Board@WesternCountryRanchesHOA.org](mailto:Board@WesternCountryRanchesHOA.org). The e-mail will be forwarded to all Architectural Review Committee (ARC) members and you will receive a response. Two ARC members will review your project for approval. Commencement on your project should not proceed until you have received approval from the Architectural Review Committee/two of its members. Elbert County permits/building requirements need to be followed by the homeowner making the request.

**5. How many horses am I allowed to have on my property?**

Two horses are permitted on each property. Some years ago, a few homeowners were given permission to have three horses, but those exceptions are no longer allowed.

**6. Can I have goats, llamas or chickens?**

Pursuant to the Covenants of Western Country Ranches (which are also located on the WCR HOA website under documents), Section 4, page 13, paragraphs (3) and (4) - pigs, goats and stallions are expressly prohibited . . . other animals will be allowed only with the approval of the WCR HOA Board. Section 4, paragraph (a) states household pets will be allowed. However, no more than two of any kind of animal will be allowed without approval of the WCR HOA Board. The WCR HOA Board can be contacted through Foster Management or by e-mail to [Board@WesternCountryRanchesHOA.org](mailto:Board@WesternCountryRanchesHOA.org) regarding a request which will be placed on the agenda for a future WCR HOA Board meeting to review the request.

**7. Are homeowners permitted to attend WCR HOA Board meetings?**

Yes. All homeowners are encouraged to attend WCR HOA Board meetings and the annual meeting that takes place once a year. Annual meetings will be held in the Fall of each year starting in 2019. Meetings are posted at the mailbox and sent via e-mail to members registered on the website. WCR HOA Board meetings are held quarterly.

**8. What can the WCR HOA Board do about issues with the roads and speeding cars in the neighborhood?**

The roads in the neighborhood are maintained by Elbert County. If you have complaints, you are encouraged to contact Elbert County Road and Bridge.

If you have a concern about speeding cars in the neighborhood, please contact the Elbert County Sheriff's Department.

**9. My neighbor rides their motorcycles and quads around their property, and I do not like the noise. What can the WCR HOA Board do?**

Homeowners **ARE** allowed to use motorcycles, quads and go-carts on their property; however, we ask you be considerate as use of these vehicles can damage field grass, create dust and cause noise that can be offensive to other homeowners. The Board encourages you to talk to your neighbors about concerns. If you see motorcycles, mini-bikes, quads or go-carts on the roads in the neighborhood you should contact the Elbert County Sheriff's Department as unlicensed motorcycles, quads and go-carts are prohibited on roads.