

FINES REVIEW COMMITTEE

Mandate for 2023-2024

The FINES REVIEW COMMITTEE serves as a court of appeal for homeowners who have been assessed a fine under Bylaw Thirteen, Section Three as follows:

“Penalties for Non-Compliance with the Rules and Regulations. The Board of Directors may suspend the rights to use the common areas and facilities of the Park of homeowners, tenants, guests or invitees or both who violate the rules and relations for the operation of the Park. The Board of Directors may levy reasonable fines, not to exceed \$100 per violation, against any homeowner, tenant, guest or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$1,000 in the aggregate. A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and an opportunity for a hearing before the Fines Review Committee of at least three members and who are not officers, directors or employees of the Corporation or the spouse, parent, child, brother, brother-in-law, sister or sister-in-law of an officer, director or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. Suspension of common area use rights shall not impair the right of an owner or tenant of a home to have vehicular and pedestrian ingress to and egress from the home, including, but not limited to, the right to park. A fine, which is approved by the Fines Review Committee and remains unpaid for fifteen (15) days from the date of written notice by registered or certified mail to the violator’s address of record with the Corporation shall be deemed to be delinquent rent. Accordingly, all legal and equitable remedies available to the Corporation in the enforcement of a homeowner’s obligation to pay rent shall be available to the Corporation in the enforcement of the violator’s obligation to pay fines.”

The Committee is to ensure fairness and eliminate any possibility of bias in all circumstances, yet allow the administration to enforce the Rules and Regulations.

Board Liaison: Pat McEvoy

Members: Phil Scott, chair
 Fred Messbauer
 Jim Judge

March 2023