

From:

Date:

To:

The Executive Board
Patriots Choice Homeowners Association

Use the address shown on your most recent annual meeting notice or any prior Board communication. Mail may also be sent to the Association's registered agent on file with Adams County.

Re: Request to Reconsider the Newly Announced Fines Schedule

Dear Members of the Executive Board,

I am writing as a unit owner in Patriots Choice with respect to the recently announced schedule of fines for declared rule violations. I would like to ask the Board to reconsider, or at minimum to clarify, several aspects of this policy:

1. The procedural basis for adoption. Section 8.1 of our Bylaws requires legal notice to homeowners before changes to the Rules and Regulations take effect, a requirement the Board itself cited in its July 17, 2025 letter. I would appreciate confirmation that the legal notice required by Section 8.1 was given before the fines rule took effect, and in the form Section 8.1 requires, together with access to the minutes or written record of the adopting vote.

2. The right to notice and a hearing before any fine. Section 5302(a)(11)(i) of the Pennsylvania Uniform Planned Community Act permits the Association to levy a fine only after notice and an opportunity to be heard. Could the Board describe the procedure it intends to use to provide that notice and opportunity to be heard before any fine is imposed, including who will serve as the hearing officer or panel and the timeline for an owner to request a hearing after receiving a notice of violation?

3. Proportionality. The schedule of fine amounts and any per-day compounding should be reasonably related to the cost of the violation and to comparable communities. I would welcome the Board's articulation of how the amounts were determined.

I share these concerns in the spirit of supporting the Association's effective operation. I would appreciate a written response, and I would welcome the opportunity to discuss further at the next regular Board meeting.

Respectfully,

Signature

Printed name · Unit address

***Suggested:** send via USPS Certified Mail with Return Receipt Requested. Approximately \$9 in additional postage creates a documented record of delivery.*