

DISTINCTION BETWEEN THE CONSERVANCY & THE WMCA

Recently it came to our attention that there is still confusion regarding the functioning of the WMCA compared with that of the Conservancy. The functioning of each is different and do not overlap.

The Conservancy is made up of those in the community who own deeds to property in the community named “Worman’s Mill”. Anyone who has a deed is automatically a member and is entitled to participate in the running of the Conservancy. The Board of the Conservancy is an elected body which administers to the community’s needs. All property owners are assessed a fee to maintain the community.

The Civic Association is made up of those residents who wish to join the organization paying dues for the right to participate in its meetings and decision-making. Membership in the organization is not automatic, the individual who wishes to, may join. The Board of the Association is an elected body which administers to the activities, direction and philosophy of the organization.

Essentially, the function of the Board of the Conservancy is as a “household maintenance” function. It is their responsibility to ensure that the land, structures, common grounds and civic responsibilities (following the laws of the community, city, state, etc) of the community are maintained.

The function of the Civic Association is to be a spokesman for its members in regard to safeguarding those rights which are pertinent in regard to the Conservancy, city, county, state.

Based on the Worman’s Mill Civic Association By-Laws, Article II – Purpose, the following can be said regarding the Civic Association:

A. Fostering a sense of community involvement and belonging among the Association’s members: It is therefore the function of the Association to provide its members with information needed in order for them to function as responsible members of the community. The Association urges its members to be active, aware of what is occurring in the community, and then to participate in activities which promote positive growth.

B. Keeping members informed of plans in and around the community affecting the members: Through the use of our website, email communications system as well as the Mill Monitor, it is the responsibility of the Association to provide its members with information in regard to what is happening around the community which affect the well-being of its members. If action on the part of the membership is needed, then recommendations by the Board are made so that those organizations initiating behavior which may be construed as either positive or detrimental may be made aware of either the approval or rejection of what is being proposed.

C. Developing and presenting a unified voice in matters of concern to the Association in dealing with city, county and state officials and bodies, as well as business and commercial interests, and other civic Associations: When there is an issue which is instituted by an outside body, the Association will present what is

occurring to its members, the Board of the organization will develop a dialogue regarding appropriate action with the members of the organization, come to a consensus, and then make recommendations in order to act upon that decision.

D. Interfacing with and representing the interests of the Association to the Worman's Mill Community Conservancy: If a problem develops between the Conservancy and the Association's members, then it is the Association's responsibility to act on behalf of the membership. This includes interacting with the Conservancy and/or the Manager in order for the problem to be resolved. If it is necessary, the entire membership will be made aware of the problem, the process used in order to attempt to resolve the situation, as well as recommendations for future actions if the initial problem cannot be resolved. While it is not the intent of the Association to supersede its homeowner members and their right to represent themselves, the Association will represent its members at Conservancy meetings, this would include voicing concerns regarding actions or situations which affect the positive interchange between its members and the Conservancy. It is also the responsibility of the Association to bring to the attention of the Conservancy important issues which need to be resolved between its members and that governing body. In the same vein, it is the responsibility of the Association to make its members aware of what the Conservancy Board is doing.

As set forth in Article VII: Powers and Duties of the Board of Trustees, the following is a partial listing of the Conservancy's responsibilities:

Powers and Duties: The Board of Trustees shall have all of the powers and duties necessary for the administration of the affairs of the Conservancy and may do all such acts and things except those that are by law or the Founding Documents. The Board of Trustees shall have the power to adopt from time to time any rules and regulations deemed necessary or desirable for the benefit and enjoyment of the Conservancy and/or its members as long as these rules and regulations do not conflict with the law or the Founding Documents.

The Board shall have the power to acquire, own, hold, improved, maintain, manage, lease, pledge, convey, transfer or dedicate real or personal property for the benefit of the members.

The Board shall be required to prepare and adopt, an annual budget which identifies the expenses of the Conservancy and the annual assessments and charges and any other assessments to meet its obligations.

The Board shall, when it is needed, make assessments against Owners to defray the costs and expenses of the Conservancy, establish the means and methods of collecting such assessments from the owners, establish the period of the installment payments, collect the payment, deposit the proceeds and use the proceeds to carry out the administration of the properties.

The Board shall be required to provide for the operation, care, upkeep and maintenance of all of the properties and services of the Conservancy.

The above what appears in Exhibit "C", (Bylaws and Rules), Article VII: Powers and Duties of the Board of Trustees. Pages 6-9 in the document entitled Worman's Mill Community Conservancy.

It is hoped that this brief description of both organizations will help in alleviating any confusion which may have existed.

If any questions remain please contact the Civic Association at www.wmcassn.com or if there are any questions regarding the Conservancy please use www.wmconservancy.com.

The Official Board of the
Worman's Mill Civic Association