

Since our October Meeting:

In November, letter packets were mailed to all property owners holding Covenant 120-19 (256 properties). That covenant would expire in March of 2017 if not extended, and represents about 2.5% of Tansi lots.

Those letter packets offered the property owners an opportunity to vote on whether they wished to extend their covenant and included a copy of their current covenant, the wording to be used in extending those covenants (assuming a positive response of 50% +1 is reached), as well as pre-addressed and postaged envelopes for return response.

In mid-January, we initiated a phone effort to start contacting property owners who have not yet responded. For those reached thus far, 57 additional initial letter packets have been resent to property owners who have requested them.

To date, we have received 100 Responses, with 88 YES votes, 9 NO votes, and 3 invalid. This ratio of approximately 10 to 1 in favor of extension is about as we had expected. Our concern all along has not been whether property owners would want to extend their covenants, but rather the difficulty of getting enough responses returned to gain the majority needed for extension.

At this point, only 41 more YES votes are necessary to go about the paperwork process of having Covenant 120-19 extended. We hope to have this accomplished soon, but have the comfort of a full year before completion would technically be necessary.

The next step in our Plan is to address the things learned from the initial Covenant 120-19 effort, and then take action toward extension of Covenant 132-125 (4909 properties) and the other remaining expirable covenants. Covenant 132-125 would expire in February of 2018 if not extended, and alone represents about 47% of Tansi lots.

We hope to initiate that effort, around mid-April, with a major campaign strategy of asking for volunteer Platt Section Captains for each Tansi subdivision at our April Member Meeting.

Because voter response generally indicates (and our 120-19 effort has equally indicated) only a 40% to 45 % initial response to these type efforts, our Platt Captains will work over the first 6 months before determinations are made as to where Covenant Committee work needs to be emphasized in the remaining one and a half to two years.

Completion of the extension of all these remaining expirable covenants can ultimately allow the Tansi property owners who have them to maintain the same covenant protections that existed at the time they purchased; and for the future, this will help insure that Tansi continues to be the nice place to live that it has been and is today.