

RUA SB2 Information Sessions

Frequently Asked Questions

(5/18/2026 through 5/21/2026)



1. Can you clarify what the prior attempts were to form a SINGLE HOA (merger) in which HOA1 declined to consider that option?
 - At the first renewal of the RUA
 - At the latest renewal of the RUA (2021)
 - The efforts of a now disbanded club (United Saddlebrooke)
2. Are the Members going to get to vote for a new RUA?
 - Although the 2025 Board had received legal advice that we are not required to bring it to a vote, the 2026 Board has not discussed or decided whether we would do so.
3. What is the current difference in dues between HOA1 and HOA2?
 - 2026 HOA2 \$3,670 and HOA1 \$3,160, so \$510.
 - The 2025 Board/COO held the 2026 dues increase to 2% (below CPI), since residents had voted for a 2024 Special Assessment of \$1,500 per household to pay off the MV Golf Course loan.
 - HOA1 had a much higher % increase from 2025 to 2026, narrowing the gap between us.
4. How would Robson be involved in an effort to merge into one HOA?
 - Robson is still the declarant of HOA2 (until 2035?), and merging would require changes to both CC&Rs, and Robson is **not** willing to allow changes to the CC&Rs. They have "veto" power over CC&R changes.
5. Are the HOA2 #of homes used in the SqFt/HH calculation inclusive of the lots/homes not yet sold by Robson?
 - Yes, the number used was for the full build-out of 3,293 homes (assuming no additional land is annexed by Robson).
6. How does the agreement impact the maintenance of roads?
 - There would be no impact. Each HOA is already responsible for its roads. This would not change.
7. Does the Board have any idea what HOA1 is thinking about a revised RUA?
 - The HOA1 President has indicated they don't have an issue with the current RUA, "it works for us," and are waiting for HOA2 to share what changes we may suggest.

8. What does it mean to “plan as if there will be no RUA after 2029”, if agreement isn’t reached by December 31, 2026?
 - The Facilities Planning Committee is already looking at which “desirable” amenities are only available in HOA1 (e.g., Billiards, Bocce Ball) that may no longer be accessible without an RUA and will be able to make recommendations to the Board to address these in our multi-year Facilities Master Plan.
 - We need to hear from you what HOA1 only facilities/amenities are important to you (e.g., Bocce Ball, Billiards, Pottery, other).
 - It will provide guidance to the HOA2 Board before making major Capital Improvement decisions related to facilities/amenities.
 - If the RUA is not to continue beyond 2029, both HOA’s and their members have time to adapt to this new reality.
9. Is this presentation going to be given to residents of HOA1?
 - The HOA2 Board will only present and distribute this to HOA2 members; however, we can expect that HOA2 members may, in fact, share this with their HOA1 friends.
 - In good faith, the President of HOA2 has committed to sharing the presentation with the President of HOA1 (only after all HOA2 members have received the online version).
10. What is the Board’s desired outcome (goal) re: RUA?
 - Our intention is to come to a fair and equitable revision to the RUA by December 31, 2026. And if we do so to develop an implementation plan by 1Q2027. This amended RUA could be implemented as soon as an agreement is reached by both HOA’s
11. What is the current number of lots still available in the Preserve?
 - Approximately 40 unsold lots/spec homes before we reach the full build-out.
 - This assumes Robson does not exercise their option to purchase adjoining property to continue development.
12. Are there other examples besides Sun Lakes that we can research to assist with designing solutions?
 - There aren’t very many examples, but we can continue to look for solutions.
13. Is HOA2 a Private Club (like HOA1)?
 - No, we are a Corporation and have 3 amenities which are open to the general public (beyond HOA1) - Theater, Golf, and Restaurants/ Banquets.
14. When we bought our home in HOA2, we knew we had access to HOA1 Amenities. Can that be changed now?
 - That’s true for all of us. However, the RUA was never intended by Robson to be permanent, has always had term limits, and could be revised or cancelled in the future.

15. Has this announcement made a difference in home sales?
- We made the announcement in December 2025; we believe the realtors are being more forthright with clients regarding the potential change in the RUA. So far, it appears to have had a positive impact on HOA2 home sales. It is too early yet to know for certain, but the results so far are interesting.
 - In the last 2+ years, HOA2 averaged 16 resales per month, with 27 the highest number sold in a single month. In March / April of this year, HOA2 sold 32 and 33 homes, respectively, setting new records. A total of 65 homes while HOA1 sold a total of 24 homes in this same two-month period.
16. Is there a termination clause in the current RUA, if we wanted to end it sooner than 2029?
- No, we can negotiate amendments to the RUA before the September 2029 date, but we can't terminate before that date.
17. Have there been any discussions with HOA1, & are they receptive to a cost-sharing model?
- Jeannine (President, HOA2) has been speaking to Tom (President, HOA1) since mid-December 2025 about the desire to renegotiate terms.
 - As for cost sharing, Tom was clear that if we were to ask them to "raise HOA1 dues" and shift some funds to HOA2, that would be a non-starter for HOA1.
18. Is the HOA1 Board seeking input from its members, too?
- Tom indicated that they don't have issues with the current agreement and are waiting for HOA2 to share suggested changes. So, no action has been taken by the HOA1 Board at this time.
19. Is it true that HOA1's biggest amenity (Golf) is already exempt from the RUA?
- Although not exempt, the RUA related to golf courses has a special clause: "the owner of each golf course shall have the right, but **not** the obligation, to permit members of either Association to use the golf facilities...."
 - Which, in essence, would allow either HOA to restrict usage when capacity issues arise.
 - This sets an example of how we may treat access to our "constrained" amenities.
20. Why didn't you include the analysis of Golf Courses in the presentation?
- Golf courses already have a special clause in the RUA which would allow each HOA to restrict access to their own members (when capacity becomes an issue).
 - The size comparison would be #of Holes (HOA2 has 36 holes/HOA1 has 27 holes). This is a revenue-generating amenity open to the public. A "pay-to-play" model is in place for all golfers.
 - Golf is a "pay-to-play" amenity and both HOA's are willing to sell any excess capacity to each other (or in HOA2's case to the public).

21. Why does the HOA pay for the maintenance of the Pickleball Courts, when SPA charges such high dues?
- Because a few years ago the Pickleball Center became an Amenity of HOA2, instead of a "Licensed" Club. The Licensed Clubs (Softball/Dog Park/Easy Riders/Computer) for the most part, use their dues to pay for equipment, operations and maintenance. The HOA picks up some costs (e.g. Softball washrooms).
 - SPA is building up funds for a possible "major improvement" (e.g. roof over the courts?). They used some of those funds to build a storage unit at the center in 2025.
22. Have you performed a financial analysis to determine what "additional" amount should be collected from HOA1 members to achieve parity?
- Although the 2025 Board assigned this analysis to the Finance Committee, it was nearly impossible to obtain a \$ value with a **high** degree of confidence that it included both operational and reserve costs.
 - The 2026 Board agreed that the methodology of SqFt/HH was a valid approach for our analysis, since we did not have access to accurate HOA1 operational/reserve costs.
 - Additionally, the President of HOA1 informed us that such a request would be a "non-starter". Even if they would agree to such a request, it does not solve the capacity issue felt by HOA2 members for constrained resources (Fitness classes, Dance classes, Pickleball, Arts/Crafts, etc)
23. Will the feedback you collect on that form get back to our members?
- Yes, we will summarize/categorize the feedback and share it with all members. However, it may be following negotiations if it would affect our negotiating strategy