



COLUMBIA ASSOCIATION REVITALIZATION POLICY

Revitalization through Community Partnership Process

Revitalization through community partnership is a process for renewing aging neighborhoods through the cooperative efforts of residents, community leaders, and government officials. Over time, as a community grows and develops, it also matures and eventually ages. If left alone, this natural process can reach an undesirable level and undermine a stable community. In order to prevent the deterioration of viable neighborhoods in maturing communities, representatives from the local government, businesses, and community have embarked on creating a process for residents to use before crisis conditions occur.

A model has been developed and continues to be refined to detail how to organize neighbors and work with local resources to identify and resolve problems. Implicit in the success of this program is the participation of all parties, by providing financial, in-kind, and/or advisory services to the revitalization effort. The net impact of a successful program is stable or increasing property values and the preservation or improvement of the community's quality of life.

The revitalization process outlined below is not intended to serve to correct covenant violations, and therefore will not be made available to property owners who are not in compliance with their village covenants. The process may be used by Village Community Associations, condominium or townhouse associations only after they have exhausted all other available options to fund revitalization (such as an increase in association dues).

The process will not be available to Village Community Associations, condominium or townhouse associations that have been negligent in failing to plan for or maintain adequate reserves to fund repairs.

The Process consists of several stages or steps:

1. The Village Community Association, condominium or townhouse association will identify and contact appropriate community leaders, such as village board representatives, local government officials, CA representatives, business owners, etc and convene an on-site meeting with all appropriate members of the partnership group to discuss and document existing conditions.
2. The partnership group will identify issues (both physical and quality of life), and identify major participants to assist in resolving each issue.
3. The partnership group will establish an appropriate mechanism for resolving issues, monitoring and coordinating projects; and, if necessary, trouble-shooting.

4. Financing of projects is a collaborative effort that leverages the resources of all involved parties through money, in-kind services, and donations. The Columbia Association may budget grant funds to be used for community revitalization projects.

The Columbia Association may participate in revitalization projects through the above stated process for the Columbia community that involves properties subject to the Columbia Association assessment and open space properties.

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