



# Community

## Independence Airpark Homeowners Association

By Ron Singh, President

17 February, 2026

### Update to the CC&Rs

As a homeowner and member of the Independence Airpark Homeowners Association, you should already be aware that last year the Board, through its CC&R Update Committee, revised its Bylaws and CC&Rs and put it to the vote of the membership. The Bylaws, which required a simple majority vote - passed, while the CC&Rs which required a 75% affirmative vote of all the lots in the HOA - failed. Of the 160 eligible ballots, only 121 were returned.

The passage of the Bylaws was accepted and certified but placed on hold pending future approval of the CC&Rs. This was due to the linked dependency between the two documents - in other words, items that were in the existing CC&Rs but should have been in the Bylaws (and visa versa) were appropriately moved in the new documents causing a dependency.

### Why Revise the Bylaws and CC&Rs?

The original CC&Rs (developed in October 1973) were designed to be valid for 25 years followed by 10-year automatic renewal periods unless updated for other needs.

Both current documents are in dire need of updates to bring them in alignment with existing law and conditions within our community. IAHA's attorney (who specializes in Home Owner Associations) reviewed all of our governing documents and advised us of changes needed. This information went into the development of the proposed Bylaws and CC&Rs last year - which was once again reviewed by the attorney prior to the vote.

The proposed CC&Rs were modified to comply with Oregon law and to soften certain airpark regulations to allow for some of the conditions that currently exist that violate the current CC&Rs. These violations developed slowly and imperceptibly over a 50+ year timeframe and were not enforced during that period. The committee looked at these violations and felt that several of them do not impact safety, livability, and property values and made appropriate changes to the new CC&Rs that would allow those harmless conditions.

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If we continue to live with the existing CC&Rs, we have 2 choices: (1) Ignore the rules and all related violations, or (2) Hold to the current rules and enforce them uniformly across the airpark. The Board's assessment is that option 1 would devolve our community into one that many of us would not want to live in, and option 2 would cause a significant amount of unnecessary turmoil forcing people to move fences, landscaping, etc. We would rather soften certain rules in a reasonable manner keeping safety, livability, and property values at the forefront. The Board believes that the proposed CC&Rs accomplishes this while maintaining the overall concept of an aviation community.

## Workshops

The Board acknowledges that we could have done better last year by allowing more time for community feedback before calling for the vote. We plan to make another attempt at a vote and will conduct community interaction workshops.

For anyone interested in learning about the specifics of the proposed CC&Rs, have questions, or would like to suggest changes, we are organizing 2 workshops to do that. The workshops will be identical and you would only need to attend one. They are spaced 2 weeks apart to help with your scheduling. Pick one of the workshops to attend and bring your own copy of the proposed CC&Rs and questions.

Dates: Friday, 27 February, 2026 and Friday, 13 March, 2026 (pick one)  
Time: 7:00 pm  
Location: EAA 292 Clubhouse

If you are unable to attend either of these dates, I (or another committee member) would be willing to sit down with you directly to answer your questions or take your comments.

## Further CC&R Modifications

Based on what we hear during the workshops, we may make changes to the proposed CC&Rs. Any changes would obviously need to comply with Oregon law, HOA standard practices, the ODAV "Through the Fence Agreement", and must meet our guiding principles of safety, livability, and retention of property values.

### Committee Members

Ron Singh (Chair)  
Lee Nielson  
Robert English  
Vickie McCubbin  
Victoria Kruljac  
Loa Jordan Evans (2024)

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## Vote

Once we update the proposed CC&Rs (if needed), we will send it out to the community for another review and comment period. The Board will approve the CC&Rs for a community vote and the ballots dealt with in a slightly different way this time. Based on a community member's suggestion, the homeowners will receive a packet that contains the ballot; a secrecy envelope; and a pre-printed return envelope with the homeowner's address on it. Once received by IAHA, a volunteer ballot counting team will note the addresses that have submitted their ballot and retain the unopened secrecy envelope for the vote counting day. During the 9-day period between the mail-in ballot return date and ballot counting date, the Board will contact homeowners who had not returned ballots attempting to get them to vote.

## Key Dates

Date	Item	Notes
27 February, 2026	CC&R Workshop #1	You only need to attend one
13 March, 2026	CC&R Workshop #2	You only need to attend one
27 March, 2026	Community to receive updated CC&Rs	
8 April, 2026	Board votes to conduct community vote	
1 May, 2026	Community to receive ballot package	
1 June, 2026	IAHA to receive mail-in ballots	
10 June, 2026	Ballot counting meeting	Final ballots accepted by 7 pm

The Board also acknowledges that it is highly unlikely that the CC&Rs will satisfy every single homeowner throughout the years, but it is our goal to create a community environment that we and future homeowners would enjoy living in.

We ask that every homeowner, whenever possible, please participate in the management of this community by attending Board meetings, volunteering on committees, and most easily done...voting.