

The G2 Republic

A quick guide for residents



WHAT IS THE GENERAL IDEA?

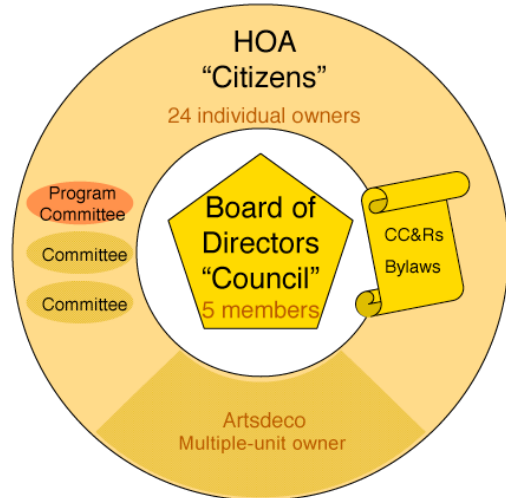
G2 is a residence condominium. That means that we govern ourselves as a constitutional republic. Our republic is made up of residents (owners and tenants) who agree to abide by two governing documents:

- **CC&Rs** (Covenants, Conditions, and Restrictions) explain responsibilities
- **Bylaws** provide the decision-making process

Residents participate in the republic by voting for representatives, attending meetings, helping in committees, and following the CC&Rs and Bylaws.

WHAT ARE THE ROLES IN THE G2 REPUBLIC?

- If you are a **homeowner**, you are a voting resident (by unit). That means you are a member of the **homeowners association (HOA)**. Homeowners vote annually to elect members to the Board of Directors.
- If you are a renting **tenant**, you are a non-voting resident. At G2, tenants are invited to attend any meeting that homeowners attend and may also participate in committees.
- The **Board of Directors** is the elected council that approves proposals, sets common area policy, directs vendors, and is responsible for the building and grounds. Regular board meetings are held every two months and are open to owners and tenants. Any homeowner can stand for election to the board.
- **Committees** are advisory resident bodies that perform specific tasks at the pleasure of the board. The HOA Board appoints committee members and defines committee objectives, except for the Program Committee.¹ Committees *cannot* appoint their own members, dispense funds, or set policy. At G2, committees play central roles in establishing art shows, recommending landscaping features, and fostering communication.
- The **manager** is the business agent for the association, and is the first point-of-contact for emergencies. However, the manager is *not* an apartment manager and does not service individual units.



WHERE CAN I GET MORE INFORMATION?

- G2 Yahoo! Group <http://groups.yahoo.com/group/G2HOA/>
An excellent source for meeting notices, policies, vendor contacts, resident directory, and more
- G2 Extra <http://www.g2.stylusandslate.com/index.html>
Provides an open discussion board, plus some committee support pages
- CC&Rs and Bylaws. All homeowners are required to have a copy of these documents.

¹ The Program Committee is appointed in the Bylaws. Every unit, whether owned or rented, is *automatically* a member. The Program Committee's function is to determine the use of the common areas for artistic, performance, and literary purposes. Such proposals must be submitted to the HOA Board for approval pending exceptions expressed in the Bylaws.