REVIEW OF THE BY-LAWS

A Collective Study of the Framework of a HomeOwners Association as a Guide to Progress & Governance

Under the auspices of Village East Homeowners Assn Inc. (VEHAI)

By the Chairman of Constitutional Amendments:
Atty. Voltaire "Bok"San Pedro

I. OBJECTIVES:

- to propose a relevant and up-to-date BY-LAWS for members' ratification that reflect the sentiments and ideals of the present & future of ourVillage East Executive Homes & which will guide the members and leaders of the Association towards progress and good governance.

- in so doing, to unite the contending & rival HOs to be participatory & set aside their personal issues for a heroic effort & sacrifice.

HOW do we DO the necessary draft proposal that will be satisfactory and acceptable to the majority?

1. Already, suggestions, proposals & ideas have been floated around. VEHAI also has several committee drafts for eventual consultation/ approval of the HO majority.
2. But consultation & public discussions should be carried out NOW not later so as to enlighten minds at an early stage and avoid untoward debates & tangled web of suggestions that will surely overwhelm any mind later & threaten to go back to square one.
3. Interested & concerned parties *(but HOs only, irrespective of standing),* particularly the oldtimers, elders & the former as well as present officers and directors are all enjoined to participate & share their collective wisdom & experience to forge a BETTER By-Laws by way of several assemblies.
4. Invitation & notice of meetings will be by tarpaulins, letters, SMS, FB postings & word-of-mouth.

5. Outline of discussion points like this & Choice of Models of Comparative By-Laws in a summary form will be prepared & projected in an AV Screen to sort out the topics and go over the points in an orderly fashion & to give a visual aid in intelligently analyzing not by guesswork each position & suggestion. This is to equip the parties to easily understand and learn what model or policy is best suited for us.
6. Series of Meetings will be scheduled 2x or 3x a week, whichever is convenient or practicable.
7. Discussions will be conducted until such time as when a GENERAL or COMMON CONSENSUS is reached with the point that this is the best position to follow or arrived at based on the arguments presented.
8. If two (2) positions stand out as equal in importance, this will be set aside for the time being & if there is no conflict in going to the next topic. Later, a voting (but which should be qualified as per the rules adopted) on which position to adopt will be ruled.

9. The final CONSOLIDATED draft of the deliberation process which had undergone extensive trials by fire & iron-forging will be endorsed by the majority of the Board of Directors and circulated to all concerned homeowners for consideration.
10. A General Assembly to formally present to all interested HOs the said draft By-Laws will be called by the VEHAI President & the Board. The objective prior to its RATIFICATION is to discuss and defend with the public the features, advantages and rationale of the new By-Laws, so that any remaining reservation will be cleared & the majority of HOs are ready to sign and approve it.
11. Signatures of attendees will be asked. But for the rest who are unable to be present, the original set of By-Laws containing the initial signatures will be brought by the officers, directors and volunteer leaders to the HOs for their respective signatures.

CHECKLIST OF NEEDS:

- Clubhouse as main Venue
- Staff & logistical support by VEHAI
- Audio-Visual Aids
- Projector & Screen
- Copying Machine or equivalent
- Computer or Laptop
- Wi-Fi Connection
- House Rules
- Recording device
- Whiteboard & Marker/s

PROPOSED HOUSE RULES:

1. First, there will be a prior briefing/ backgrounder by the Moderator, then followed by an open discussion.
2. Robert's Rules of Order will be applied to bring order & decorum.
3. One topic/ one issue will be entertained at a time, unless related.
4. Respect the one given the floor to speak. Do not interrupt.
5. Ask permission of the Chair before speaking or when going out.
6. Nothing is to be taken personally. These are only issues & facts.
7. No one should have monopoly of talk & such should give others a chance & their proper time to speak, too.
8. Always be respectful of others so as to be likewise respected. Avoid intimidating body or facial gestures & untoward comments.
9. Do not talk/ whisper with the person besides you, so as not to distract the proceedings, esp. when someone is speaking.
10. Sometimes, there is a tendency to repeat our arguments, which of course will be cut short & is very much discouraged.

11. One may raise a voice to bring out a point or is a normal attitude of that person, but we should instead focus on the substance of his argument, not his way & manner of conveying the message.
12. Attendance will be checked and recorded. Minutes will be taken.
13. Latecomers have to avoid disrupting the proceeding by keeping low & quiet upon arrival.
14. People who attend but do not say anything may have something in their minds but which they keep in reserve, maybe for the next topic. Of course, they will be asked if they have understood.
15. Sleeping & drowsing off during the forum is not allowed.
16. Celphones should be in silent mode. Those who want to use their cel should temporarily go outside after asking permission.
17. Unruly & misbehaving persons will be asked to leave the premises to prevent tensions rising up.
18. Everybody can fight & argue their positions; everyone can get their chance to talk. But also everyone should make this as a learning experience. At the end of the proceedings, only one position will stand. It may not be yours but your participation is enough. Surely, some of your points were considered & included.

COMPARATIVE BY-LAWS

ON MEMBERSHIP:

1.OLD/ EXISTING	2.R.A. 9904/ IRR
1. All Real Estate Owners 2. Residents * 3. Purchasers of Lot (w/in perimeter of Village 4. or Assigns 5. Lessee/s of House or Lessee/s of Bus./ Com Est *(but provided in Contract of Lease)* ***Note: 1-4 are automatic members.*** (see…Art. II. Sec. 1)	"ASSN Member" = HO* who is a member of the Assn. where housing lot is situated. (Rule I. Sec. 4e) (Rule 1. Sec. 3c) HOMEOWNER* is (Rule 3. Sec.2) 1. owner or purchaser of lot in subd/ village 2. Awardee, usufructuary, or legal occupant of a unit in gov't…** 3. Informal Settler … (see… Sec. 3j. Nos.1,2,3) ***Note: ** …with right of HO but w/ written consent/ authorization of owner.***

COMPARATIVE BY-LAWS

	3. PropDraft.2010	Remarks:
ON MEMBERSHIP:	- As per D.O.R. - By virtue of Reg'd Ownership of Titled Lot - All landowners whose name appears... CLASSIFICATION OF MEMBERS: 1. REGULAR: - reg'd house & lot owners - lotowners whose hse is already past 4th month of const. after mobilization. 2. ASSOCIATE: - owners of unoccupied lots - w/ obligation to pay monthly dues for ea. Lot they own...to cover cost of maintaining... 3. AFFILIATE: (same: Usufructuary) - Lessee/ Appointed Assigns/ Care-takers - Designated Relatives *(but nominated in written form)* *(long term lease if 1 yr or more in contract)* *(...see Art. IV. Sec. 1 to 7)*	*...comment: What if the house const. is stopped for some unknown reason after sometime & is still in its preliminary phase? Will the member be Regular still? Yet some houses 'r finished in 3-4 months but others get finished after some years or abandoned after 4 months.*