



Guiding Principles

These principles guide every decision the Bluewater HOA Board makes. They cover enforcement, spending, environment, recreation, and communication. They turn the community values our members share into the rules our board follows. When values and preference conflict, these principles tell us how to choose.

Be stewards first

When the health of the lake and short-term preference conflict, the lake wins. Green grass vs. green water; native shoreline over expedient riprap; clean water over convenience.

Long view, not loud view

Decisions weighted toward the homeowners of 2055, not the loudest voices today. Capital reserves over deferred maintenance.

Uphold rules consistently

Same standards for every member, every lot, every season. Enforcement is the board's duty regardless of who is involved or how popular it is.

Engage members openly

Decisions, finances, vendor selections, and enforcement actions are documented and visible. The board explains its reasoning, not just its conclusions.

Welcome every legitimate use

Wake sports, fishing, swimming, sailing, and quiet enjoyment all have a place. Time, place, and manner is how we share the water; exclusion is not.

Act with neighbors, not against them

Disputes get a hearing before they get a verdict. Enforcement is firm but never personal; the goal is compliance, not punishment.

Tell the truth, especially when it costs

Bad news delivered early beats good news delivered late. Surprises erode trust faster than honest difficulty.

Eyes on what endures

Reserves over rebates; durable infrastructure over cosmetic fixes; native systems over high-maintenance ones. Pay once, cry once.

Responsibility runs both ways

The board enforces; the membership lives it. Stewardship is not optional, and it is not the board's job alone.