

Lance Rankin

7/14/2023

Beechwood Creeks Homeowners Association
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

Re: Demand to Rectify Unlawful Land Acquisition and Remove [REDACTED] from the Board

Dear Directors of the Beechwood Creeks Homeowners Association and Texas Star Community Management:

I am writing on behalf of numerous concerned homeowners within the Beechwood Creeks community regarding a grave matter involving the [REDACTED], and his neighbor, [REDACTED]. It has come to our attention that both [REDACTED] and his neighbor, [REDACTED], have engaged in collusive actions by moving their fences to unlawfully appropriate land belonging to the HOA and its members. According to our knowledge and understanding, [REDACTED] made multiple attempts to purchase or lease or even be given the land through normal means, from the HOA. HOA money was spent to seek legal advice on this request by these two parties. However, all of the attempts were rightfully denied by the HOA. Despite being aware of the HOA's decision, [REDACTED] at [REDACTED] and [REDACTED] at [REDACTED] took it upon themselves to move their fences and encroach upon the HOA land in an act of theft.

This egregious action is a clear violation of the governing documents of the Beechwood Creeks Homeowners Association, including but not limited to the Declaration of Covenants, Conditions, and Restrictions (CC&R) that govern the rights and responsibilities of the members. The breach of these rules undermines the trust and integrity of the HOA, causing significant harm and distress to the affected homeowners.

In light of these circumstances, we demand the following actions be taken immediately:

1. Removal of [REDACTED] from the position of [REDACTED] of the Beechwood Creeks Homeowners Association Board: Given the [REDACTED] direct involvement in this unlawful act, we believe that it is imperative to remove [REDACTED] from his current role to protect the best interests of the community and to restore faith in the HOA's leadership.

2. Resignation of [REDACTED] from the Board: We request that [REDACTED] voluntarily resign from the Beechwood Creeks Homeowners Association Board to ensure a fair and impartial resolution to this matter. It is essential that individuals who engage in unethical behavior and disregard the principles and responsibilities associated with their positions are held accountable.

We kindly ask the Board to thoroughly investigate this matter and take immediate and appropriate action to address the situation. We believe that this act against the members qualifies as Felony Theft in Texas. Failure to act promptly and effectively will leave us with no choice but to explore further legal remedies available to us, which may include filing a lawsuit to protect the rights and interests of all the affected homeowners.

We trust that the Beechwood Creeks Homeowners Association will prioritize the well-being and rights of its members and take the necessary steps to rectify this unjust situation. We remain hopeful that this matter concerning [REDACTED] and [REDACTED] can be resolved, preserving the harmony and integrity of our community.

We request a written response within 5 days from the date of receipt of this letter, indicating the actions that the Board intends to take to address our concerns. Please be advised that this letter may be used as evidence in any subsequent legal proceedings.

Thank you for your attention to this matter. We look forward to a swift and satisfactory resolution.

Sincerely,

Lance Rankin