

Brookgreen Forest HOA Board of Directors Update

Neighbors,

Before diving into our community updates, we ask that all homeowners go to the websites below to complete two surveys. These surveys will help us make better decisions for the community. Each survey is explained below.

Brookgreen Forest Resident Contact Information Update And Survey

<http://www.brookgreenforest.com/survey.html>

Brookgreen Forest Resident Lighting Survey

<http://www.brookgreenforest.com/light.html>

During the November 2018 HOA Annual Meeting, we heard from multiple homeowners that increased communication is desired. As the new governing body of our community, our goal is to be more transparent and provide better communication. With that in mind, we are eager to provide the updates below.

1. <http://www.brookgreenforest.com> is now live!

Our new community website will serve as your new landing page for all things HOA. The domain, hosting, and design are being provided by current board members at no cost to the HOA. On the site you will find information about our Property Management Company (CASNC), How-To articles, announcements, community polls, documentation and forms, as well as contact information. A very basic forum has been included as well. The site is brand new and we hope to continually enhance the offering.

2. Who is CASNC?

The new Board of Directors was made aware of RS Fincher's resignation on November 13, 2018, effective December 31, 2018, giving us very little time to secure a new property management company. We began this process immediately, receiving multiple proposals. The primary factors of focus were technological offerings, price, and willingness to adopt process improvements that better serve our community. After reviewing each proposal, the Board of Directors has selected CASNC as our new property management company, effective January 1, 2019. By leveraging CASNC we will see an overall cost savings, while receiving what we believe will be superior service and technology. Some hiccups are expected due to the incredibly short transition period. We ask that you please be patient and bring any issues about the management company to our attention here: <http://www.brookgreenforest.com/contact/>. You can also check <http://www.brookgreenforest.com> for announcements and forum posts as your concern might have already been asked by a neighbor.

3. CASNC is officially collecting dues.

As of January 1, 2019 CASNC is our authorized Property Management Company and therefore has begun accepting payment of HOA dues. If you had paid RS Fincher, rest assured those dues have been transferred along with the association's finances to CASNC. Going forward, information on how to pay dues will be located on the HOA's website here:

<http://www.brookgreenforest.com/pay-dues/>

4. Street Lighting Update

During the HOA Annual Meeting many community members voiced concerns over the LED light transition, the lack of communication around this initiative, and the information presented. We took that feedback and have been working with Duke Energy and the Town of Cary to better understand our options. We have compiled all the information at the link below and ask that you please complete the Lighting Survey to insure that your input is heard.

<http://www.brookgreenforest.com/light.html>

5. Architectural Standards Updated

We voted to revert the Architectural Standards modification made on April 17, 2018. The updated Architectural Standards are available on our website, and will be available through CASNC when the transition is complete. We do not intend to make any additional modifications to the Architectural Standards without community input and approval. This was another point of contention at the Annual Meeting. Changes to any of our governing documents should be limited in frequency and always involve both community input and community approval. We will be reaching out to the community to get your input on the current Architectural Standards, and using that feedback to make modifications that are community driven. We intend to archive historical documentation on our new website as well to allow the community to see how we have progressed. Association documents can be found at the following page:

<http://www.brookgreenforest.com/association-documentation/>

6. Architectural Standards Committee

We are going to re-establish the Architectural Standards Committee. It is important to have this committee in our community in order to decouple the Board of Directors from the decision-making process. This will also provide each homeowner with an avenue of appeal if they disagree with the decision made by the Architectural Standards Committee. We already have several people who have expressed interest in serving on this committee, but encourage anyone to join. If you are interested in volunteering, please let us know by contacting the Board of Directors at the following page: <http://www.brookgreenforest.com/contact/>

7. CCRs and ByLaws

We are in the process of digitizing our CCRs and ByLaws in addition to creating a new Architectural Request form. As part of this process, once we are under CASNC, we are going to review our current documentation and address any changes required. Changes to CCRs or Bylaws requires approval by two-thirds of the homeowners in our community. Any changes proposed will be made with every community member in mind and agreed upon by a majority. Please keep an eye on our new website for updates and announcements.

8. Architectural Standards Revision

We would also like to leverage the newly established Architectural Standards Committee, in collaboration with the Board of Directors, to review and revise the current Architectural Standards. Our hope is to have a more simplified set of rules that are easier to understand and follow. Before any changes are made, as stated above, we will seek input from the community and have all changes voted on by the community. Please keep an eye on our new website for updates and announcements.

9. Sign Maintenance

We reviewed the cost of our maintenance contract for the two Brookgreen Forest signs at the entrances to our community. We feel that the current landscape company is too costly for the service that they provide. We have begun internal discussions regarding landscape maintenance and are engaging other vendors. Members of the Board of Directors have agreed to donate their time in the spring to plant new, more permanent, and drought tolerant landscaping to reduce our maintenance costs.

An initial cleaning attempt has already been made to the sign located on Laura Duncan by members of the Board of Directors, and we plan to power wash the signs once it gets warm. Neither of these efforts have any cost to the HOA.

We look forward to continuing our pursuit of transparency and increased community involvement.

In an additional effort to cut costs by leveraging digital communication, we would greatly appreciate your time in completing the following survey. This survey will provide us with up-to-date contact information and communication preferences. Each piece of mail that we do not need to send saves the HOA nearly a dollar.

<http://www.brookgreenforest.com/survey.html> (same link as above)

Thank you,

Brookgreen Forest HOA Board of Directors

board@brookgreenforest.com

Brian Smyk - President - president@brookgreenforest.com

Jaime Winspear - Vice President - vp@brookgreenforest.com

April Johnson - Secretary - secretary@brookgreenforest.com

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