

THE Oak Leaf NEWSLETTER

For Change to Happen, We Need Your Email

Please return your designated/preferred email letter with ONE email address to be used for primary communication (i.e. Voting, Official correspondence, etc.). **A copy is attached to the last page of this newsletter** (pg. 7).

TRANSPARENCY ON WHY WE NEED EMAILS

We are bound by our governing documents on what we can, and cannot, do. Last year, a legislation was passed that can actually help us to share information and vote electronically. Which means, in lieu of spending \$7,000 on postage like we did this last year, we can use email instead.

We need 67% to make changes to our documents. Many residents have asked for a Renter’s Restriction vote, which we held previously but did not receive enough votes to pass. – We can’t make any of these changes, unless enough show up to vote; we believe more vote if electronic voting was an option, don’t you?

Brandon Oaks has 1,346 homes and we’ve received a little over 300 emails – We need at least 902.
Thank you to all who have submitted their email thus far!



Upcoming

Food Trucks

JANUARY 11

Say Cheez

new

[VIEW MENU](#)

JANUARY 18

King of Fire

[VIEW MENU](#)

JANUARY 25

No Forks Given

[VIEW MENU](#)

FEBRUARY 1

JoeJohn’s Burgers & Soul

MENU TO BE EMAILED

FEBRUARY 8

Sal’s Roadside Eatery

[VIEW MENU](#)

Annual Dues



Dues are increasing by 10% for the 2024 year (announced November 2023 Open Meeting). Our new dues amount is \$623.70. Dues are due on the first of February (\$155.93), March (\$155.93), April (\$155.93), & May (\$155.91). Keep an eye out for your upcoming statements. Kindly note that there is a \$10 late fee for payments made after the 15th. As always, paying in full is an alternative that would help save the HOA administrative costs and postage.

Debit and or Credit Cards have a 4% processing fee and E-check payments have a \$1.99 processing fee. There is no fee/charge for ACH payments.

Upcoming Voting



Cast your vote; each ballot makes a difference. The next election for open Board seats will be in February 2024 at the Annual Meeting. Join us January 17th for an open Board Meeting via Zoom (link emailed a few days prior by Donnie) as well as 6p on February 1st Clubhouse for a “meet and greet” Town Hall Meeting at the Clubhouse.

See pg. 3 for more details.



This PDF is Interactive, which means you can now click on any button within to take you to the webpage associated with it, if any. Don’t forget, brandonoaks.com has been up & running since January of 2023 for easy access to information.

As always, thank you to everyone who contributed to the newsletters and communication in the past.

*menus and food availability are subject to change. Menus will be emailed a few days prior.

Changes in Indian Trail



A few changes are happening outside our neighborhood. You can view the Interactive Development Project Map to see where the projects are located within the Town.

[Interactive Development Map](#)



for 2024, we're aiming for more Transparency

More communication, more detail, and of course always honest answers. Your Brandon Oaks Board of Directors is aiming to be better. We're open to suggestions, so as a part of our neighborhood, we encourage contribution from all residents!

*Thank
you!*

to Carl & MaryAnn

As a neighborhood, we would like to thank our neighbors, Carl & MaryAnn Milano, with the help of Bob Perry, who do a weekly trash pickup along the main road, Brandon Oaks Parkway. An unspoken appreciation is always there from all of us.



for Events

Rent the Clubhouse

The Clubhouse can be rented to any resident of Brandon Oaks. The cost is \$75.00 with a \$300.00 deposit. Time and dates for rental are not reserved until both checks and the Clubhouse Contract 2024 have been received.

Please contact the on-site manager, Donnie to check availability. The deposit is returned when The Clubhouse is cleaned, and furniture put back the way it was.

Renting The Clubhouse DOES NOT give you access to the pool. Guests to your event that are Brandon Oaks Residents are, of course, free to use the pool. However, guests that are not Brandon Oaks residents will be subject to the Guest Policy restrictions.

To inquire, email dradcliffe@cusickcompany.com



Upcoming Events & Dates

JANUARY 17

Open Board Zoom Meeting, 6p
Link to be emailed a few days prior

END OF JANUARY

Ballots will deliver the week of the 22nd
Ballots will all be mailed out by the 20th

FEBRUARY 1

Town Hall Meeting, 6p
*Join us for coffee, tea, cookies & questions at the Clubhouse.
Voting ballots can be turned in this evening as well.*

First Payment of Dues are due
There is a late fee of \$10 for payments received after the 15th

FRIDAY, FEBRUARY 9

Last Day to Vote
Ballots must be submitted by 2p

FRIDAY, FEBRUARY 9

Bulk Pickup
See pg 5 for details on Bulk pickup



Don't forget our Furry Neighbors

Please be aware of your pet's tolerance for cold weather, and adjust accordingly.

DOGS – Check your dog's paws frequently for signs of cold-weather injury or damage, such as cracked or bleeding paw pads. During walks, your dog's feet, legs and belly may pick up de-icing products, antifreeze, & other chemicals that could be toxic.

CATS – Check underneath your car, bang on the hood, and honk the horn before starting the engine to encourage feline hitchhikers to abandon their roost under the hood.

There are trashcans located throughout to dispose of your pets waste. Please do not leave it on the public areas nor any neighbor's lawns.

Join our

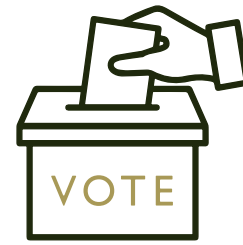
Town Hall Meeting

Coffee, tea, and cookies will be served.

February 1, 2024 • 6p

Bring any and all questions! Come meet the candidates and know who you are voting for.

We encourage questions & implore engagement.



There will only be voting by ballot this year. Residents can email (preferred), mail, or drop their ballot at the Clubhouse.

Ballots need to be turned in no later than 2pm on February 9, 2024.

Votes are counted by both Donnie and a Brandon Oaks resident.

The Board's

Seat Cycle

Your Brandon Oaks' Board of Directors seats are voted on a 2/3 cycle (2 one year, 3 the next). The year 2025 will have 3.

The Annual meeting on January 17th will be for a two-year term. Voting will be available via email (preferred), mail-in or drop off. Please keep a look out for your ballots arriving by the end of January.

Our committee volunteers help to make things happen. If you are not able to join a committee but would like to help out; please reach out to the Board (we can always use an extra set of hands for our wonderful community events).



The 2024

Due Increase

The increase is 10%. Residents were invited to the September 2023 Open Session to discuss the upcoming increase. Like all other things, costs are increasing and we are looking forward to implementing ways to keep expenses down.

Candidates for Re-Election

DONNA REYNOLDS, *President*

Brandon Oaks has been her home for 17 years, and her enjoyment of being part of this wonderful community has spread into a passion to contribute for the community.

2012 – Served the Swim Team Board for 10 years

2016 – Served the Pool Committee for 6 years

2017 – Facilitated the original 4 shade cabanas at each of the pools, & the additional 2 the next year.

2019 – Created a neighborhood rolling library with the help of Michelle & Carson Krehl

2020 – Started Food Truck Thursdays

2021 – Elected to the Board

2022 – Initiated the Pickleball Court creation

2022 – Initiated the 1st Brandon Oaks Carnival with the Social Committee.

PATTI BOPP, *Treasurer*

Brandon Oaks has been her home for 17 years; both of her daughter's graduated locally at Sun Valley High. Her current position is the Senior Director of General Accounting & Payroll for a large, national non-profit where she utilizes her Bachelor's in Accounting (Queens University) and her MBA (Pfeiffer University), which has lead to her enjoyment and love of giving back to the community that has given her family such wonderful experiences over the years.

2018 – Served on the Rental Cap Committee

2020 – Ongoing member of the Social Committee

2023 – Joined the Board of Directors in May when the treasurer stepped down.



Join our Beautification Committee

We have a slot available, if you'd like to volunteer!

If you would like to become a Beautification Gardener, please contact Tom. There are no meetings to attend, no reports to be submitted, and lots of satisfaction. And, he will always be available when needed.

TASKS INCLUDE

- Removing dead flower blossoms
- Pulling weeds from shrubbery and flower beds
- Occasionally pruning a "wild" shrubbery shoot
- Removing dead limbs and other trash/debris
- Perform "minor" pruning as needed
- Monitoring the irrigation system and reporting any malfunction
- Report deficiencies to the on-site director, Donnie Radcliffe

Our landscaping maintenance contractor performs general maintenance with heavy duty landscaping equipment.

A Beautification Gardener provides special hands-on tender loving care to his or her assigned spot. This committee was approved by the Board of Director's approximately four years ago - its purpose is to supplement the work of the landscaping maintenance contractor.

28 garden spots within Brandon Oaks have been designated for this tender loving care. Volunteers take personal responsibility to keep check on these garden spots.

A Recognition Sign will be placed in your garden spot. Perhaps you have seen these green and white signs throughout the community that Tom makes and maintains (you can be anonymous if you'd like).

It is always a pleasure to thank everyone who participates in this delightful activity.

TOM CHARPING

704.821.3122

tomcharping@yahoo.com



PREVIOUS HAPPENINGS IN

Brandon Oaks



2nd Annual Luminary Ceremony December 14

Our social committee presented a special night for neighbors to celebrate their missed loved ones. Stories were shared, cocoa was enjoyed, and remembrance candles were lit as a community to remind us that even in hardtimes, we are not alone.

Santa Came to Town December 9

Saint Nick himself smiled for the camera as he posed for pictures with the children, and enjoyed delicious cookies and goodies with all his visitors. Thank you for celebrating with us! Santa comes every year, so make a note in your calendar for this coming Christmas!

Good News!



December 12th's Food Truck night was cancelled, due to a medical emergency. We're glad to report that Chef Matt is out of the hospital and resting up for their return visit on February 8th!

Tree Removal for Road Widening Project

The HOA board is aware of the trees being taken down at our front entrance. It is an unfortunate situation as the trees at the front of our neighborhood helped to provide a beautiful entrance to our community.

Brandon Oaks has been in an eminent domain situation with our front entrance and the widening of Old Monroe Road. We have been in contact with our lawyer again; she has advised us that because of eminent domain, they are within their rights to remove the trees.

Please be careful when coming into and out of our neighborhood as the trees are being removed. Be mindful driving down Old Monroe Road as well, as this project does extend down a good bit.

Unrelated note for commuters: South Fork Road will be closed for a few weeks.

Curbside Collection

Recycling – Yard Waste – Bulk Pickup



Upcoming

Bulk Pickup

February 9th

May 10th

Bulk Waste refers to items too large to fit into your recycle or garbage carts such as appliances, furniture, or bicycles.

Your items will be collected on your regularly scheduled recycling collection day only.

You do not need to schedule your pick-up for this special service offered curbside four times each year. All items must be placed curbside by 7 AM of your regularly scheduled service day of your recycling week. For additional questions, contact Please contact God Bless USA at 704.708.5872.

[View Acceptable Items](#)

Guidelines for Efficient Curbside Collection

- All bags must fit inside Town of Indian Trail authorized roll-out garbage carts
- Collections are made between 7 a.m. and 7 p.m.
- Garbage and Recycling carts should be positioned at the curb with wheels and handle away from the street
- Leave at least 3 feet between the carts.
- Household hazardous waste is not allowed for disposal
- Please place carts at least 3 feet from obstacles
- Residential trash/garbage must be placed in tied bags and placed in beige cart
- Residents are issued one beige roll-out garbage cart and one blue recycle cart per household
- Additional trash carts are provided at an additional cost

[Learn more](#)

Quick Links for Trash, Recycling, Yard Waste

[Bulk & e-Waste FAQ](#)

[Trash Day Map](#)

[Subdivision Schedule](#)

[23-24 Recycle & Yard Calendar](#)



Quick

Resources

HOA DUE PAYMENTS

[Log In to Pay](#)

[Make a Quick Payment](#)

requires homeowner account number (ID)

[Community Documents](#)

SOCIAL MEDIA & WEB

[Join our Facebook Group](#)

[View our Facebook Page](#)

[Brandon Oaks Website](#)



Neighborhood

Yard Sale

A way to turn your old "trash" into a special treasure for the next neighbor.

Our yard sales take place twice a year; they generally take place in April for the spring, and October for the fall.

Dates have not been set quite yet for 2024, but keep an eye for it in the weeks to come.



Contact Info

Cusick Management On-Site Manager

Donnie Radcliffe

LOCATED AT THE CLUBHOUSE

2333 Brandon Oaks Parkway

EMAIL

dradcliffe@cusickcompany.com

PHONE

Clubhouse • 704.684.0105

Cusick Main Office • 704.544.7779

MANAGER HOURS

Monday - Wednesday • 11a - 5p

Thursday • Closed

Friday • 9a - 2p

BRANDON OAKS COMMUNITY ASSOCIATION, INC.

c/o Cusick Community Management -- 8008 Corporate Center Drive Suite 100, Charlotte, NC 28226 -- Ph: 704.544.7779; Fax: 704.542.0918
www.cusickcompany.com

BRANDON OAKS COMMUNITY ASSOCIATION, INC.

("Association")

Designation of Email Address

N.C.G.S. § 55A-1-70

Pursuant to N.C.G.S. § 55A-1-70, the undersigned Member of the Association hereby designates the email address below for the purpose of communicating and conducting business with the Association to the fullest extent permitted by law, to include, without limitation, the receipt of official notices from the Association and solicitations for electronic voting.

Once designated, the Association is entitled to and will rely upon the email address designated by the Member. It is the Member's sole responsibility to monitor and maintain control over the designated email address, and the Association is NOT responsible for failure of delivery or failure of the Member to receive any message which is properly addressed to the Member's designated email address. It is the Member's responsibility to ensure that no "spam" or "junk" email filter intercepts any message(s) or other communication(s) sent by the Association.

In order to update the designated email address specified herein, the Member must contact the Association in writing to request a new Designation of Email Address form and must complete and return that form to the Association as instructed by the Board or the Association's property management agent. The Association will rely on the most recent Designation of Email Address form for the Member which is properly filled-out by the Member and actually received by the Association.

The Association may also use the Designated Email Address below to communicate with the Member regarding any delinquent amounts owed to the Association. The Association may provide the Designated Email Address to the manager, attorney or debt collector engaged by the Association to collect past due amounts owed to the Association and the manager, attorney or debt collector may use the email address to communicate with the Member regarding the debt. If others have access to the email, it is possible they may see these communications. If you wish to opt out of these communications, you must contact the Association in writing within thirty-five (35) days of the date this notice was sent to you to inform the Association of your desire to opt out of such communications.

Member Name (Printed): _____

Member Address Within Brandon Oaks: _____

Designated Email Address (Printed): _____

Member Signature: _____

Date: _____

