

THINGS TO KNOW ABOUT THE DESIGNATED EMAIL FORM

* You are not voting for anything when you fill out the form.
You are simply allowing for email communication to be allowed.
VOTES FOR DOCUMENT CHANGES & RENTER RESIDENCY RESTRICTIONS ARE

WHAT DOES BRANDON OAKS NEED FROM ME?

1. Please complete the attached form to be entered into the Cusick homeowner database.
2. Have the listed homeowner sign and date the form.
3. Return the signed document to our on-site manager:
 - via email to Donnie Radcliffe at: dradcliffe@cusickcompany.com, or
 - dropping a tangible copy off at the Clubhouse during hours (Mon - Wed 11a - 4:30p or Fri 9a - 2p), or
 - placing it in the dropbox at the Clubhouse (right by the doors) any time of day.

Why do we need to fill this out?

In our current documents, Brandon Oaks has restrictions for how to correspond with its residents. Last year, we spent ~\$7,000 on postage, which ultimately the homeowners' dues paid for, as we're currently required to mail documents via the postal service.

Recently, North Carolina passed a legislation that allows for Association businesses to allow for legal electronic communication and to vote electronically. This means, we can spend less on postage, and get more contributions/votes overall. To implement this, and allow for Brandon Oaks residents to communicate and vote by email, a new form has to be filled out by each resident specifying a designated email address that your home address would like to use.

Please spare 2 minutes to do so. We have approximately 320 filled out now; there are 1346 homes. We need to at least reach 67%.

How does it help?

We will be able to vote via email (think how many more residents will vote if the convenience is at their finger tips), and you will be able to go paper-less on correspondence. Notices regarding a covenant oversight (violation) or collections will still require a mailed document however.

But I already get emails?

This is not to be confused with the fact that you are getting emails about food truck menus and road closures. Just because you get other emails from Donnie or the Brandon Oaks board, it does not mean you are already "signed up" for this. If you have not filled out the attached form, then we ask that you spare 2 seconds to fill it out and email it in.

This is a new form that needs to be signed. All you have to do is write your name, address, the email you want to use, and sign/date. We will even come pick it up if we need to help you complete it.

What does this have to do with Renters?

Many homeowners are asking to restrict the amount of company-owned homes. Brandon Oaks cannot just "put a rule in place" because we want to; we have to hold a vote to amend the documents. Which means, residents need to vote.

While we are not allowed to not to say "no renters", we are allowed to put a "Residency Restriction" in place if enough votes say yes. A Residency Restriction will require that new homes purchased in Brandon Oaks are owner-occupied for 3 years before they can be rented out. Companies would not be able to do this, therefore it will contribute to stopping them from purchasing in the neighborhood. Existing rental homeowners will be grandfathered in, so homeowners who rent now will not be affected by voting yes.

Your email, and your electronic vote can stop this. Right now, Brandon Oaks has under 300 homes that are rented homes – if nothing changes, then the rental property owners could potentially out-vote the balance of homeowners in the future.

Last year at the annual election, we did not meet quorum (which is 135 votes). We could not even get 10% of the neighborhood to vote last time. Change cannot happen, if nothing is contributed to the change. We believe a solution to help encourage more votes is to allow homeowners to vote via email - making it more convenient for everyone to participate.

We anticipate this effort, once fully implemented, will make voting for the Board Members and ballot initiatives regarding the Association easier and encourage great participation. Additionally, we hope to reduce our annual postage and printing. This is a long-term project that will take some time to see the full benefits, but we hope you can see the benefits of a 21st century communications strategy.

Thank you,
The Brandon Oaks Board of Directors

