

Brookhaven HOA
Frequently Asked Questions:

1. Why do we need a HOA?

- a. By maintaining our neighborhood will keep property values high.
- b. To maintain common areas.
- c. To preserve standards outlined in the covenants.

2. What do the two proposed amendments do?

- a. The first amendment ('Amended and Restated Restrictive Covenants of Brookhaven North' or the CCR amendment) consolidates the 3 sets of covenants into one set. Brookhaven is comprised of 3 plats. Each plat has its own set of covenants. By consolidating these 3 sets of covenants into one it established a uniform set of covenants for everyone.
- b. The second amendment ('Amendment to the Amended and Restated Restrictive Covenants of Brookhaven North' or the HOA amendment) creates a mandatory homeowners association for the neighborhood, along with a general framework of operate such association.

3. Where can I get a copy of my existing covenants?

- a. The Brookhaven website at www.BrookhavenNorth.org.
- b. All existing covenants are on file with the Oklahoma City County Clerk's Office in Oklahoma City, OK.

4. What if I want to vote 'Yes'?

To vote yes for the amendments you may sign a ballot before a notary and return your ballot to:

- Allen Smith and Denise Dawley, 2205 Brookhaven Court, Edmond, OK;
- Brookhaven North HOA, PO Box 30251, Edmond, OK 73003-0005;
- Matt Winton, Esq., 3233 East Memorial Road, Ste. 103, Edmond, OK 73013; or
- You may attend the Information/Voting Meetings on: September 26, October 24, or November 15 at St. Mark's Lutheran Church, 1501 N Bryant Ave, Edmond, OK.

5. What do the voting options mean?

- a. If you agree with consolidating the covenants and creating a mandatory HOA, and want to declare your property, then check boxes 2 and 3 on the ballot. By declaring your property, you agree to pay dues under the mandatory association.
- b. If you agree with consolidating the covenants and creating a mandatory HOA, and want the amendments effective only on new owners (successors-in-interest), then check boxes 1 and 3 on the ballot. This vote will not change your dues paying status.
- c. If you agree with consolidating the covenants, but do not agree with creating a mandatory HOA, then check box 3 on the ballot.

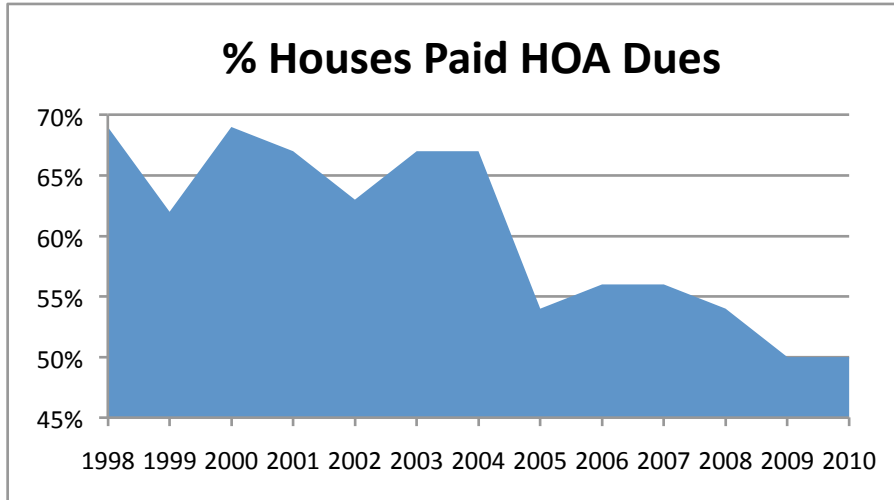
6. What if I want to vote 'No'?

To vote no, you need not do anything. Only those voting in person or by written ballot will be counted 'yes' for the amendment. Anyone not voting, or not showing up to the voting meeting will automatically be counted as a 'no' vote.

Six Issues of Dispute:

1. Only half (1/2) pay, why should I pay?

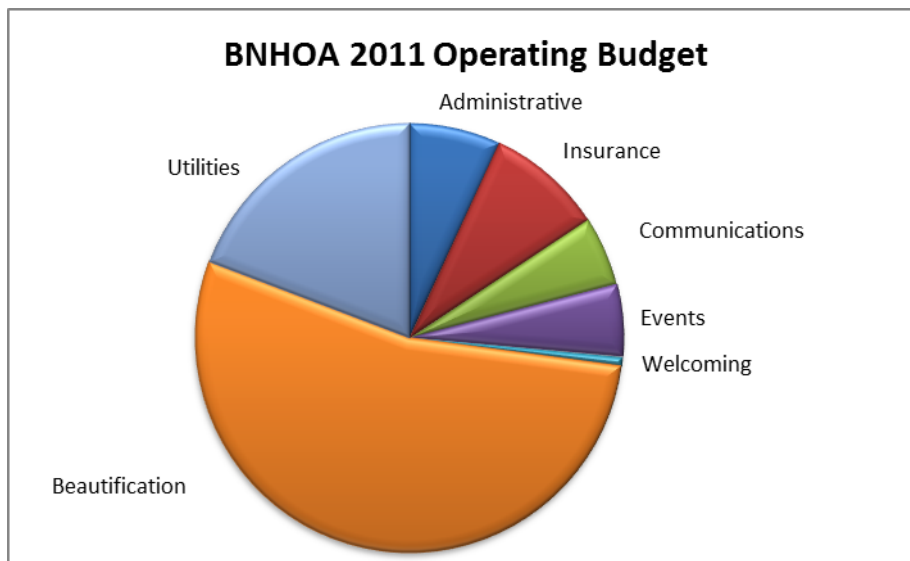
This is the reason for going mandatory. If we don't make changes now, we will not be able to continue maintenance to the common areas.



2. Why should I have to pay for the fence?

The fence is the picture frame around our neighborhood. It's the first thing people notice as they drive by our addition. Since the HOA is the outside neighbor, we as a group, should pay for half the fence. The HOA cannot set a standard for the fence unless we participate.

3. Where does the money go?



The Brookhaven budget details are published annually in the newsletter and website.

4. What would happen if more people paid?

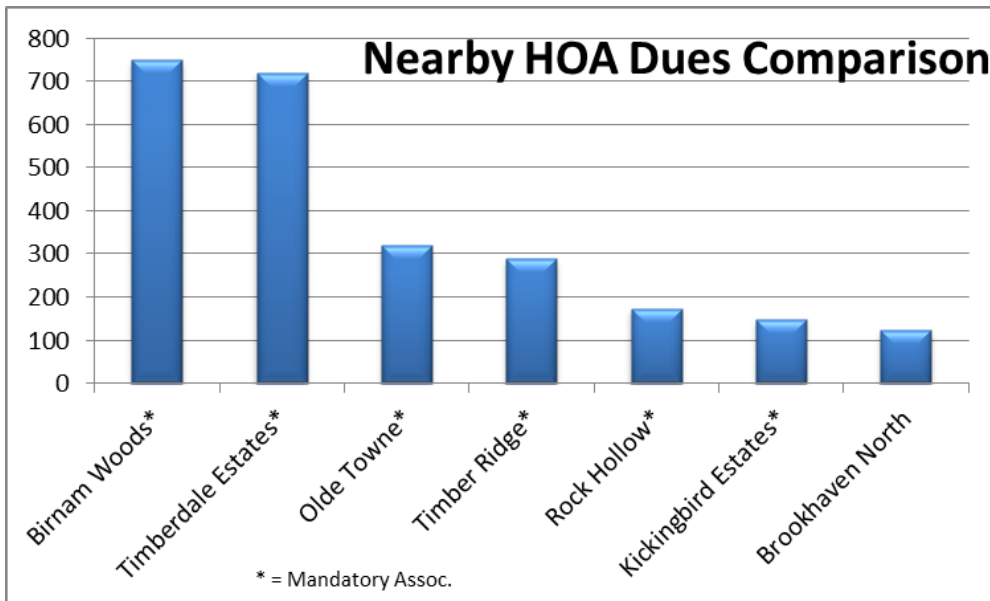
A mandatory association would accomplish much with increased dues participation. Such as, updating entrances with new landscape and lighting on both sides, updating street lights and sign, and addressing deferred maintenance issues.

At \$125 per year, Brookhaven HOA would collect the following for annual expenses and reserve fund:

Number of Owners		Annual Dues (including reserve fund)		Percent Dues Paid	=	Annual Revenue	-	Annual Expenses	=	Reserve Fund
270	x	\$125.00	x	51%	=	\$17,213	-	\$14,500	=	\$2,713
270	x	\$125.00	x	60%	=	\$20,250	-	\$14,500	=	\$5,750
270	x	\$125.00	x	70%	=	\$23,625	-	\$14,500	=	\$9,125
270	x	\$125.00	x	80%	=	\$27,000	-	\$14,500	=	\$12,500

5. Why are dues so high?

Brookhaven has the lowest dues of all surrounding additions.



6. I can't afford to pay the dues.

We offer payment options, such as partial payments on a monthly or quarterly basis. Several homeowners pay their dues using online banking or scheduled payments. We are also considering PayPal as a payment option.