

# Welcome

Brawley Farms HOA Community Update Meeting  
July 11, 2019  
7 p.m.  
Clubhouse

# HOUSEKEEPING RULES

- We have light refreshments available.
- Bathrooms are at the front and sides of each room.
- Please mute all cell phones. If you need to take a phone call, you may exit the room at the front of the building.
- We kindly ask that you refrain from recording or videotaping our meeting without permission.
- If media representatives are present, we kindly ask that you refrain from attending our meeting.

**Thank You in Advance!**

# Community Updates Agenda

- I. Introductions
- II. City Councilman Matt Newton
- III. Good News!
- IV. Recap of Annual Updates
- V. Financials
- VI. Pool Update
- VII. Violations/Hearings
- Crime and Safety
- VIII. Volunteers/ARC Committee
- Calendar of Events
- Board Training



City Councilman

***Matt Newton***



# Brawley Farms HOA Updates

- The Brawley Farms HOA has been approved for Traffic Calming on Brawley Lane and Timbertop Lane.
- The City of Charlotte has agreed to allow us to payoff some of the streetlights that were left as a debt for the community by the developer. This is roughly \$17,000, which is less than the estimated \$25,000 for 16 lights.
- Sam Fraizer has been appointed as newest At Large Board of Directors.

# Brawley Farms Homeowners Association

2018 Annual Meeting RECAP



# CALL TO ORDER

## *Introductions*

- Brawley Farms Board of Directors
- Key Community Management

# 2017 Annual Meeting Minutes

## *2017 Summary*

Reading by Alicia Thompson



# Establish Quorum

# Annual Meeting 2018

## Agenda

- Call to Order
- Who We Are
- Accomplishments
- Election of Directors
- 2018 Challenges
- 2019 Budget
- Community Involvement
- HOA website
- Questions & Answers

# Brawley Farms HOA

## Who Are We?

- Approximately 407 lots
- Over 12 acres of accumulative common/natural areas
- Developments
  - Brawley Farms (Manchester Village)
  - Crossley Village
  - Bristol Farms

# 2017/2018 Accomplishments

## **Maintenance/Improvements:**

- Pool room pumps replaced
- Back Flow pipes repaired
- New flooring at clubhouse
- Gate installed
- Lock repaired
- Office relocation to clubhouse
- Clubhouse pressured washed
- Folding tables and some chairs replaced
- Table cloths/linens/décor
- Installed TV
- Door Repairs
- Some electrical repairing
- Security Cameras
- Acquired Management Company

## **Community:**

- New homeowners
- Community Events
- Pool Usage increased
- Addition of Lanier Village and Townhomes at Crossley (not in HOA)
- Other communities would like to network with us

# Election Of Directors

5 Board Positions available

NO Voting took place due to a lack of quoroum.

# Bylaws Revision

- We would like to reduce the number of required Board of Directors from five members to 3 members.
- Our CCRs once read as such and they were revised. We would like to make another revision to revert back to the original number due to lack of participation from community members.
- Please vote on the ballot provided.



# 2019 Challenges

- Accounts Receivable/Foreclosures
  - 39 accounts in collections
  - \$51,817.69 owed to Association
- Pool-Maintenance
  - Replaster pool and fix major leak (\$25,000) need asap
- Volunteers/Events
  - NO participation
  - We have missed several NMG opportunities
- Safety – Speeding in Neighborhood
- CCRs and ARC Committee: SIGN UP TODAY (Revision)
- Violations-Commercial Vehicles, Exterior of homes.
- Neighbor Hood Awareness/Watch
- Street parking/Speeding (Speed bumps est. \$4500)



# Treasure Report & 2019 Budget

- We increased Annual Dues by 5% this year to \$306.
- Due WILL INCREASE next year by 5% to \$321.00.
- Please refer to the budget that you have received.

# 2019 Goals Improvements

- Account receivables
- Pool Improvements
- CCR's Updated per approvals from membership.
- Active participation Needed-Events
- Leadership training
- Grant for upgrades to clubhouse with homeowner participation



# 2019 Goals Improvements

- McCarron would like to utilize our pool and clubhouse for a fee.
- We would like to offer the same opportunity to the Townhomes at Crossely Village because they do not have amenities.
- We would like to charge between \$125-\$150 per year. We need the additional funds for community improvements.
- We are allowing non-members to rent the clubhouse and allowing All Day rentals.
- Please vote on the ballot.

# Keep Charlotte Beautiful Grant

- We have submitted a Letter of Intent for the KCB Grant in the amount of \$5000. The letter is submitted for additional street lighting in all 3 communities, irrigation and foliage for the entrances to all 3 communities.
- Each decorative light is \$488.00. The entrance at Bristol, a few on Bradstreet Commons Way, we are working to see if we can obtain lights on the wooden poles on Brawley Lane, a few lights in Crossley, and holiday lights.

# Special Assessments

- We will hold a meeting to discuss Special Assessments in order to reach our community goals.
- Old Developer Duke Energy Bill (roughly \$25,000). Paying this bill off would save us thousands of dollars.
- Pool Improvements. We must fix the leak and replaster the pool
- Monument improvements at front entrances.



# How can I be involved?

- Pay Association Dues
- Stay informed
- Volunteer (PLEASE SIGN UP TODAY)
  - Time
  - Services
  - Expertise
  - Goods/equipment
- Communicate/Provide feedback
  - Website
  - NextDoor
  - Email us
- Inform/encourage others
- Stay alert



# Questions



# HOA Communications

Brawley Farms HOA

(980) 216-2003

[brawleyfarmshoa@gmail.com](mailto:brawleyfarmshoa@gmail.com)

Brawley Farms HOA website:

<http://http://www.brawleyfarmshoa.com>

NextDoor

<https://brawleyfarms.nextdoor.com>

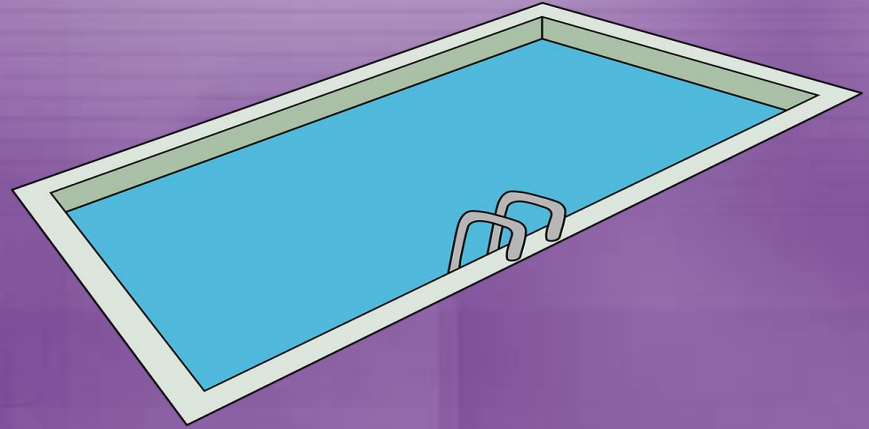
Facebook:

<https://www.facebook.com/Brawleyfarmshoa>

# Financials

- Annual Budget
- Where are we today?
  
- No Refunds for closed pool:
- Offered: 4/3 Night Stay Incentives
- Brawley Farms Day at Simmon's YMCA
- My Y Pricing for Brawley

Our Budget



# *Pool Update*

Why is the pool closed for maintenance?

# Pool Quotes

Estimated \$42,000 for replastering and repairs.

In order to open this year for roughly 8 weeks, it would cost a minimum of \$22,000. Does not include attendant, or the cost of new furniture, signage, water bill, unknowns before digging, and etc.

The pool will not open this year.



# ARC Committee

- We are in need of volunteers for the ARC Committee (Architectural Review Committee)
- It is a required component of the HOA.
- If do not have volunteers for this committee, Key Community will complete the task, however, each homeowner will have to pay a fee for this service.

# Violations

- Violation Letters: Many neighbors have received violation letters regarding the upkeep of their external property.
- If homeowners do not remedy violations, they can/will be sent to hearing.
- If you have specific questions, please call the number on your notice. Ensure that your violation letter is from Brawley Farms HOA and not from Code Enforcement.

# Crime and Safety

- Crime has increased all across Charlotte.
- We have a number of cars being vandalized.
- Please lock all doors.
- Solicitation is an issue in our neighborhoods. Per 311, if No Solicitation signs are posted, on property and for neighborhood, then we can call 311 or the police and they will respond.
- Do you have any volunteers to restart a Neighborhood Watch Program?
- National Night Out is in August.

# Volunteers

- We are volunteers and we are in need of some additional volunteers to carry out tasks for our neighborhoods. This has never been a paid position.
- ARC Committee
- Social Committee
- Neighborhood Watch
- Neighborhood Trash Pick-Up
- Neighborhood Matching Grant
- Furniture Committee



# Upcoming Community Events

- Back to School Event August 17, 2019
- Vendors/Yard Sale
- Paint and Sip \$25 Adults
- Paint and Chill for Kids \$25
- Movie Night for Kids



# Brawley Farms HOA

The words "THANK YOU" are rendered in a bold, 3D, light blue font. The letters have a slight shadow and are set against a solid black rectangular background. The text is tilted slightly to the right.

For your  
support and  
attendance!