

## THE Oak Leaf NEWSLETTER

### Designated Email Forms – see page 2

We wanted to make this clear – By filling out the Designated Email form, you are simply allowing for Brandon Oaks to communicate with your household via email. It is not a voting ballot.

### Easter Egg Hunt – Coming March 23

Get those baskets ready and join us Saturday, March 23 at 10a in Oak Park (located near the pickleball courts at the Sports (slide) pool). The rain date for the event is the following day, at 1p, same place.

### Spring Craft Fair – Coming April 13

*Interested in being a vendor?* We've love to have you join us on the tennis courts to showcase your wonderful talents and works of art. Residents of Brandon Oaks, and all of your non-resident friends are welcome to join between 10a - 2p to browse and shop from various booths For more information, or to set up as a vendor, please reach out Michelle at [brandonoakscraftfair@gmail.com](mailto:brandonoakscraftfair@gmail.com) .

EVERY THURSDAY EVENING AT THE CLUBHOUSE



Upcoming

### Food Trucks

FEBRUARY 8

Sal's Roadside

[VIEW MENU](#)

FEBRUARY 15

Hey Toots

new

[VIEW MENU](#)

FEBRUARY 22

Sal's Roadside

[VIEW MENU](#)

FEBRUARY 29

Baltimore Crab Cake

[VIEW MENU](#)

MARCH 7

Spudwings

[VIEW MENU](#)

### Dues are Due

February 1<sup>st</sup> \$155.93 • March 1<sup>st</sup> \$155.93 • April 1<sup>st</sup> \$155.93 • May \$155.91

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. Refer to January's The Oak Leaf for more details on the due increase.

### Report Vandalism & Public Safety Concerns

Back in August, a notice about our pickle ball court being vandalized was sent out. The gate closure bracket was damaged, then stolen two weeks later. Pets were brought inside, bikes and scooters were driven inside – all of these activities cause damage to the courts.

The residents of Brandon Oaks are paying to repair these damages; at the time, the damage was over \$2,000. As mentioned at the Annual meeting, Patti, our Treasurer, stated that for 2024, we will now have a line item for budgeting vandalism. Please report and bring concerns to us.



### Year Round Reminders

- Check your home's siding & plan for pressure washing this spring, *if needed*
- Store trash cans properly after pickup
- Pick up after pets, *please*
- No parking on grassy areas; no wheels on lawn by driveways (submit an ARC request to widen & accomodate your vehicles, *if needed*)

# Change in Brandon Oaks starts with YOU

## & YOUR EMAIL

*We are bound by our governing documents on what we can and cannot do. For change to occur, we need your help.*

If residents are allowed to vote via email, we believe that more residents will actually cast vote – don't you?

### What is needed from residents?

Please fill out the form on the last page of this newsletter (ensure the listed homeowner signs it), and return it to our on-site manager Donnie via:

email at [dradcliffe@cusickcompany.com](mailto:dradcliffe@cusickcompany.com)

or in person at the Clubhouse during regular hours

Mon - Wed 11a - 4:30p, or Fri 9a - 2p

### Why do I need to fill it out?

Brandon Oaks has restrictions for how to correspond with its residents. By filling out the designated email form, you allow for Brandon Oaks to communicate with you, via email in lieu of stamped letters in the mail.

Last year, we spent ~\$7,000 on postage, which ultimately the homeowner's dues paid for, as we're currently required to mail documents via the postal service.

North Carolina passed a legislation that permits Association businesses to allow for legal electronic communication and to vote electronically. So in addition to communicating via email, voting will also be allowed to made over email.

We believe that our neighborhood can get more votes, more contributions, and we'll be able to hear more from everyone if more will step up to vote. 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.

Last time a vote was held, we did not meet quorum, which is 10%. We did not even get 135 votes – that is why nothing has changed. If we want change, something needs to change from the current.

### How many are needed?

Brandon Oaks has 1,346 homes. Ideally, we would like 1,346.

To make any changes to our governing documents, we need 67% to vote for that change (at least 902 emails). We have received approximately 350 emails so far.

### I already get emails, so I don't need to, right?

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.

This is a new form that needs to be signed.

If you have not submitted the form on the last page, then we ask that you spare 2 seconds to fill it out and email it in.

All you have to do is write your name, address, the email you want to use, and have the listed homeowner sign/date and turn it in. We will even come pick it up if we need to help you complete it.

*Need help with turning the form in?*

Michelle, a since-the-beginning neighbor has generously volunteered to bring you a printed copy to your home for you to fill out, sign, and she'll return it to the Clubhouse. If anyone needs help getting/turning in a form, please contact her via text only at (845) 519-9151.

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're excited to work towards a 21st century solution.

**\*\*\* You are not voting for anything when you fill out the form. You are simply allowing for email communication to be allowed; that is all.**

VOTES FOR DOCUMENT CHANGES & RENTER RESIDENCY RESTRICTIONS ARE SEPARATE.



*The Board of Directors is 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!

Next month's newsletter will be our "Spring Edition."

*Thank you!*

*to John Bopp & Doug Wood*

In 2023, the Social Committee wanted to have shelving built for our shed. Two of our residents, John & Doug, volunteered. They moved items around, measured for the wood needed, and built the desired shelving. They volunteered many hours.

We are now able to move around in the shed & find items easier, without having to worry about boxes tumbling down!



Upcoming

## Events & Dates

FEBRUARY 1

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

FRIDAY, FEBRUARY 9

Last Day to Vote  
*Ballots must be submitted or dropped off by 2p*

FRIDAY, FEBRUARY 9

Bulk Pickup

MONDAY, MARCH 4

Coffee with the Mayor  
*Mayor David Cohn and the Town Manager will be joining  
us for a Q&A about Indian Trail. Bring your questions!*



Please exercise

## Safety when Driving

The Board met on Wednesday, January 17; Chairperson Robert Petway gave a wonderful, and thorough, report on the Public Safety within our neighborhood. A concern was brought to his attention, stating that cars were doing 360s near the soccer fields late a night. Another concern was of excessive speeding down Brandon Oaks Parkway was discussed.

The following day, a terrible accident with three young persons occurred within our neighborhood near the bridge. Our prayers are with them and their families.

While we do our best for public safety, we need the public's help to contribute to safer roadways. This is a neighborhood. Your lives matter. Your neighbor's lives matter. Their family's lives matter. Please do not take your life for granted when operating a vehicle. Drive safely for yourself and for those around you.

The intersection of Matthews-Indian Trail Road & Smith Farm Road became a Four-Way Stop on January 23. Please be cautious when driving through that newly changed intersection.

# 2024

## Event Calendar

PRESENTED BY THE SOCIAL COMMITTEE

MARCH

Easter Egg Hunt – Saturday, March 23

*Join us at 10am at Oak Park (near pickleball courts at Sports pool)  
The rain date is Sunday, March 24 at 1p, same place*

APRIL

Spring Craft Fair – Saturday, April 13

*Join us 10a - 2p at the Tennis Courts  
The rain date is Saturday, April 20, same time and place*

MAY

Spring Community Yard Sale – Saturday, May 11

*Join the entire neighborhood between 8a - 1p*

Concert on the Courts – Friday, May 31

*Join us 6p - 9p*

JUNE

Summer Pool Party – Saturday, June 8

*Join us 12p - 4p at the Clubhouse pool*

JULY

Fourth of July Pool Party – Saturday, July 6

*Join us 12p - 4p at the Clubhouse pool*

SEPTEMBER

Concert on the Courts – Friday, September 20

*Join us 6p - 9p*

OCTOBER

Fall Carnival – Saturday, October 12

*Join us 12:30p - 4:30p*

Fall Community Yard Sale – Saturday, October 19

*Join the entire neighborhood between 8a - 1p*

NOVEMBER

Christmas Craft Fair – Saturday, November 2

*Join us on the Tennis Courts, 10a - 3p  
The rain date is Saturday, Nov. 9, same time and place*

Luminary Ceremony – Thursday, November 21

*Join us at the Clubhouse 6:30p - 7:30p*

DECEMBER

Winter Wonderland – Saturday, December 7

*Join us at the Clubhouse, 11a - 2p*

\*Dates are subject to change. Red Cross Blood drives,  
Food drives, & Movie nights are to be determined.



## Changes in Indian Trail, NC

You can view the Interactive Development Project Map to see where the projects are located within the Town (on the Indian Trail website).

[click to view map](#)

### Do you have any Food Truck Recommendations?

If there is a food truck you'd like to see stop by in Brandon Oaks for our weekly (Thursdays) food truck night, please let Donna know at [dramputi@gmail.com](mailto:dramputi@gmail.com).



## Neighborhood Yard Sale

Saturday May 11 – Spring • Saturday Oct 19 – Fall

Join the entire neighborhood between 8a - 1p

There is no need to register to join in on selling at the yard sale, but we encourage you to post on the Brandon Oaks facebook group for awareness!

[Join the Facebook Group](#)



## 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](#)

Dates, events, and clickable links are subject to change/alter without notice. If any of the links do not work or you have a suggestion to add in next month's, please email Zelle at [hello@zelleduda.com](mailto:hello@zelleduda.com).



## Upcoming Bulk Pickup

February 9th

May 17th

*May 17 is accurate (we apologize for the previous wrong date in January's newsletter).*

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 7a of your regularly scheduled service day of your recycling week.

[View Acceptable Items](#)

[Bulk & e-Waste FAQ](#)



## Contact Info

Cusick Management On-Site Manager

Donnie Radcliffe

LOCATED AT THE CLUBHOUSE

2333 Brandon Oaks Parkway

### EMAIL

[dradcliffe@cusickcompany.com](mailto: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: \_\_\_\_\_

