January 31, 2018

Dear Sandy Brae Resident:

We need to inform you about activities that have occurred over the past few months resulting in changes to your SBHOA Board of Directors.

* Six residents volunteered to join the Board at the September, were vetted, and appointed to the existing Board on January 9, 2018 by president, Bob Daniel.
* Solutions Property Management notified the board mid-December that they were not renewing their contract with Sandy Brae and that their last day of service would be January 31, 2018.
* The attorney hired by Solutions Property Management for Sandy Brae HOA business resigned on January 26, 2018.
* From mid-December to February 1, 2018, four Board members resigned.
* Solutions Property Management will transition all files and information since they started in Sandy Brae to president Bob Daniel on February 1, 2018
* The remaining Board members met and appointed the following as the new Board : Kathy Davison, Jay Abel, Joanne Kempton, Rusty Rodgers, Nancy Hecker, Nick Pereira, and Lorie Seaman

The new Board will begin handling all aspects of running our HOA on February 1, 2018.

* There are no plans to hire another property management company
* As required, a complete audit of SBHOA financials will be conducted by an independent auditor
* A new attorney will be hired.
* Contracts are already in place for insurance, snow plowing, and grounds maintenance.
* Our HOA mailbox address remains the same.
* The HOA website remains active and usable. You can contact the Board there.
* The Board will meet monthly not quarterly. Location to be announced.
* We encourage all residents to pay their annual dues of $100 now, if you have not done so already. Solutions Property Management is providing us with a list of unpaid dues for follow-up.
* If you need to use the ARC form in the back of your new Covenants Book, please send the form to the HOA mailbox NOT Solutions Property Management. Any questions call Kathy Davison or Jay Abel.
* Please like our HOA site on facebook
* Our annual meeting remains scheduled for June 2, 10am-noon, Lewes Library.
* We will have our annual Spring Community Yard Sale

Our goal is to communicate more frequently with our residents, take steps to recreate a sense of community, and equally enforce all covenants. We ask for your patience over the next few weeks and appreciate your support during this change over. If you feel the need to talk directly to a Board Member or have questions, please call Kathy Davison at 682-3986 or Jay Abel 260-1114, between 9am-6pm

Thank you,

The SBHOA Board of Directors