



SANDY BRAE HOMEOWNERS ASSOCIATION
PO BOX 244
NASSAU, DELAWARE 19969

URGENT CALL FOR BOARD MEMBERS

December 2023

Dear Homeowner:

2024 is an election year for HOA Board positions in our community and we are in an **urgent** situation.

Six positions on the Board are open as some of the current Board members terms are up and they will not be returning after their long service to Sandy Brae. The HOA has the positions of President, Treasurer, and 4 Directors all vacant. We are **strongly urging** homeowners to consider stepping up to fill these positions.

We must have **three officers** in place to operate the Board, or this community will be forced to hire a property management company, which comes with a hefty financial cost to the residents of Sandy Brae. After much investigation, we discovered that the lowest fee in this area is approximately \$18,000 per year, not including services. Our current budget would only be able to operate for roughly two years at that rate, leaving homeowners with unforeseen expenses that would result in an assessment and increasing the dues.

We understand you might feel hesitant to accept this invitation. You might be worried about how much time you need to commit to the role or the misperception of the job as “meddling”. This response is reasonable, but we **urge** you to understand that the Board’s role is integral in ensuring the community’s ongoing success.

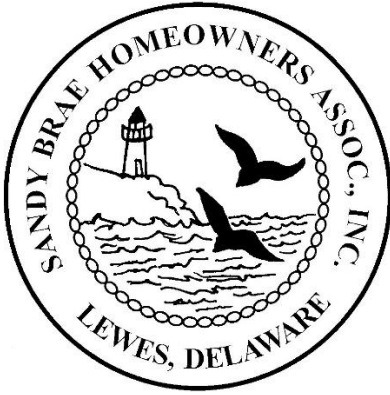
Nominate yourself **NOW** to begin shaping your community’s identity, meeting your neighbors, learning about what matters to them, and ensuring that Sandy Brae remains one of the most sought-after hidden gems in this area!

We encourage you to reach out with **any questions** before making a decision. Investigate. Get different perspectives. We are open to listening and will happily schedule a call, zoom, or in person meeting. Don’t hesitate to contact us on the HOA email, sandybraehoaa.lewes.de@gmail.com or call president Kathy Davison directly at 302-682-3986.

The nomination form is on the back of this letter. Once all the nomination forms are tabulated, a ballot will be created and sent out to all residents for a final vote. The new Board will be announced at the June 8, 2024 Annual Meeting. The 2017 Covenants Bylaws Booklet has the full description and details of this election process, terms of staggered service, etc. Any resident in good standing can run for the Board, so please step-up!

Thank you, and again, if you have any questions about joining the Board call Kathy Davison directly at 302-682-3986.

Sandy Brae Homeowners Association Board of Directors



SANDY BRAE HOA NOMINATION FORM BOARD OF DIRECTORS

FORM MUST BE RECEIVED BY January 15, 2024 to the HOA mailbox at PO Box 244, Nassau, DE. 19969 or by email sandybraehoa.lewes.de@gmail.com
You must be a resident in good standing with the HOA to be nominated.

PLEASE PRINT

Homeowners name:

Homeowner address:

Homeowner email:

Phone: _____

Number of years you wish to serve: _____