Sunny Brook Farm’s

PO Box 441, Arnold, MO 63010

2013 Special Assessment Absentee Ballot

July 2013

Name of Homeowner & Lot #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

A Subdivision meeting is set for July 18, 2013 at 7:00 p.m. All homeowners in good standings are encouraged to attend the subdivision meeting located at the Rock Community Fire Station, on Telegraph Rd and have the right to vote, as outlined in the indentures under Article IV Assessments and Enforcement, Section 5.

This meeting is to discuss the need for a Special Assessment for the repairs to the subdivision. Our June and July Newsletters outlined the issue of the collapsed drain pipe and the damage to a sewer on Sunny Brook Court. The price of the repairs will cost the subdivision a minimum of $32,000, assuming there’s no unexpected damage. The trustees are currently working with a loan officer to see if they will underwrite a one year commercial loan so the work can begin immediately.

A loan is necessary because historically, the 2010 $450 special assessment took up to one year to collect MOST of the monies and frankly, this repair cannot wait for funds to be available. The contractors require FULL payment immediately after completion of the work. View pictures of the damage on our website at [www.sunnybrookfarmshoa.com](http://www.sunnybrookfarmshoa.com).

**Sunny Brook Farm Ballot:**

We the trustees, propose a **$360** special assessment, per homeowner with three easy consecutive payments of $120 per month. Upon passing the special assessment, City and Village will manage the billing and collections of the payments and statements will be mailed to the individual homeowner.

**Check One:**

\_\_\_\_\_ I, (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_), the owner of lot # \_\_\_\_\_ approve the need for the special assessment of $360, and acknowledge that the trustees are acting in the best interest of the subdivision to help maintain our property value within our community.

\_\_\_\_\_ I, (\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) do not approve the need for a special assessment.

Homeowner’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_