

September 8, 2021

RE: Special Assessment and New Trustees

Dear Sunny Brook Residents,

Recently you received multiple letters regarding street repairs. The first letter was asking for a special assessment of \$1000 divided into two payments of \$500 that was due in September and November. The second letter was informing you of the details of the special assessment and what it was going towards in the community. The last letter included a ballot with multiple choices on how the owners wanted to move forward with the repairs. As of September 7th, at our full subdivision meeting, the new trustees have come to an agreement that a hold will be put on the assessments due and the items the payments were going towards.

The one and only proposal that was received was in the amount of \$324,000 for the concrete work and has not been signed, nor scheduled. The board is looking into getting more proposals and evaluating each one and what the best plan of action is going forward. We are also looking into possibly turning the streets over to Jefferson County and getting an assessment on what needs to be done to comply. We understand that a lot of work needs to be done and the streets are in poor condition. Once we get an idea of the repairs and how to move forward, we will have multiple meetings with everyone to share the new plan of action and possibly bring it to full vote by all eligible members.

The board is aware that 16 owners have already paid the special assessment. Those owners will be getting a check cut to them from City & Village. Please be aware that the process could take up to 30 days. The board is submitting the names and addresses of all the homeowners that have paid to ensure that those individuals will indeed get their money refunded.

The new trustees were announced at the meeting in Sun Tide Court. Please welcome the following new members:

Andrew Helgeson
Natalie Ventimiglia
Jose Ochoa
Tom Brinkmeyer

The board will keep the community updated on the website with current meeting minutes and financials every month going forward. If you have any questions, please feel free to reach out via our website or Facebook group page. Thank you everyone for your votes and attending the meetings. The board looks forward to serving The SunnyBrook Community and working with all of you.

Lastly, we have included a contact information request sheet. To be transparent and open, we are requesting contact information and a preferred contact method. Please fill this out and return ASAP

Sincerely,
Sunny Brook Trustees