

Bonnie Brae HOA Board of Directors

400 Regent Park Ct, Suite 100
Greenville, SC 29607
Phone 277-4507 x6 Fax 277-3308

Friday, November 18, 2016

Dear Bonnie Brae Neighbors,

We hope that you are looking forward to the holidays and have managed to set aside time to be with your family.

If you are new to the neighborhood, we would like to welcome you our community. Like any family, there are agreements and disagreements. The purpose of this letter is to provide continued updates on one such ongoing disagreement within our community. Bonnie Brae is governed by rules called our covenants. Every so often there are residents within the Bonnie Brae family that decide not to follow the covenants or disagree with them. Your board members enforce our covenants. We first use a couple of warnings and then a fine if there is no compliance. We have two such residents that disagreed with the Architectural Review Committees' decisions and chose not comply. This resulted in warnings and then fines.

Angry with the board's decisions, these residents have tried to create a new board of four members. They have made numerous unethical attempts to cast doubt on the integrity of the Board and then have the board removed. This ongoing problem has still not been resolved and is now in the courts.

During the past few weeks, these individuals have filed two lawsuits against the Board and our management company. The first lawsuit has already been dismissed. The second lawsuit is seeking an injunction by the court against HOA Community Management to seize and freeze all of Bonnie Brae funds and to be given control over all financial records and amenities, based upon their false claim to be the duly elected Board.

Their conduct and actions have exposed our association to civil liability and the loss of essential services. HOA Community Management has cooperated with the Board and our attorneys and has complied with instructions not to turn over the assets of our association. The loss of our managing agent would place us in a situation of being unable to secure legitimate management while this legal issue remains unresolved and would be detrimental to our association.

As shared during 2016, the Board is committed to operating under the strict guidelines set forth in our governing documents and will continue to protect the association, with the support of the community. Our attorney continues to defend the Board, property manager and community against these highly offensive allegations, and we fully expect to completely resolve this situation in the near future.

We are currently preparing for the upcoming 2017 Annual Meeting and will be mailing each association member household some very important documents in mid-December. Upon receipt, please assist us in maintaining integrity in the operations of our association by:

- Closely reviewing all information
- Make every effort to be in attendance at the Annual meeting

- **Sign and return the proxy which will be provided**

The proxy will be validated and held on file in the event that you are unable to attend.

The proxy will be cancelled upon your arrival at the meeting.

Do NOT sign and give your proxy to anyone who comes to your door.

Our by-laws instruct that member proxies are to be turned into the Board Secretary.

It is our desire to resolve this matter as quickly as possible and at the least expense to the association. Thank you for your continued support.

Sincerely,

Jeff Dumpert

Bonnie Brae Board President

Bonnie Brae HOA

HOA Community Mgt. Managing Agent for Bonnie Brae HOA
Charlene Rice
400 Regent Park Ct, Suite 100
Greenville, SC 29607
Phone 277-4507 x6 Fax 277-3308

Soliciting nominations to Bonnie Brae HOA Board

Dear Bonnie Brae Neighbor,

In preparation for the 2017 Bonnie Brae Annual Meeting, a Nominating Committee has been formed to present a ballot of Board candidates for approval by the members.

With this in mind, the purpose of this letter is to solicit volunteers who are in good standing with the community who would be willing to serve alongside the current Board members in this capacity.

Please give strong consideration to volunteering some of your time to this important cause.

BONNIE BRAE HOA 2017 BOARD NOMINATION FORM

Submit to the Nominating Committee by December 10, 2016

Fax: 864 277-3308 OR Email: arcdocs@hoaupstate.com

OWNER NAME: _____ OWNER ADDRESS: _____

CONTACT PHONE NUMBER: _____ EMAIL ADDRESS: _____

I AM INTERESTED IN SERVING ON THE BOARD FOR THE FOLLOWING REASON(S):

Signature _____