



BRANDONHALL VILLAGE HOMEOWNERS' ASSOCIATION HOME BUYERS FREQUENTLY ASKED QUESTIONS

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IS BRANDONHALL VILLAGE RIGHT FOR YOU AND YOUR LIFESTYLE?

This is a very important question to ponder before you purchase a home in Brandonhall. Brandonhall Village is a planned HOA community. HOA Assessment fees add an extra expense to homeowners' budgets (but they pay for a number of benefits). Not everyone enjoys living in a community where there are rules that say what you can and cannot do with the exterior of your home. If you are willing to follow the rules and appreciate that your neighbors share similar goals, Brandonhall could be the right choice for you. If you want more freedom and flexibility, Brandonhall may not fit your lifestyle as a pet owner, gardener, or outdoor enthusiast.

Before you commit to a purchase, please take time to read over our Governing Documents (*The Declaration of Covenants, Conditions and Restrictions for Brandonhall Village*; the *By-Laws of Brandonhall Village Homeowners' Association*; and *Brandonhall Homeowners' Association Rules and Regulations*) so you have a better understand of Brandonhall homeowner's responsibilities, and the BHOA's responsibilities to Brandonhall homeowners.

The decision to purchase a Brandonhall home requires many considerations. We hope you will take the time to fully investigate whether membership in a planned community is right for you and your family. Whether you join our Village or decide not to, you are always welcome in Brandonhall!

WHAT IS AN HOA?

A homeowners' association (HOA) is a nonprofit organization made up of the people in a residential community. The association is managed by a board of trustees made up of community homeowners. These unpaid volunteers are elected by the association. Properties within an HOA are governed by a collective set of rules and bylaws that are enforced by the board on behalf of the association. When you purchase a property in an HOA, you automatically become a member of the association and will be required to pay HOA fees on a monthly or annual basis as a contribution to maintaining the community.

IS BRANDONHALL VILLAGE AN HOA?

Yes. Brandonhall Village is a planned HOA community of architecturally consistent, attractive homes designed and dedicated to providing a friendly, comfortable lifestyle. When you purchase a home in Brandonhall Village, you automatically become a member of the Brandonhall Homeowners' Association (membership is not optional) and are required to pay a set association fee, and to abide by the rules of the BHOA.

DOES THE BRANDONHALL HOA (BHOA) HAVE A BOARD OF TRUSTEES?

Yes. The BHOA is managed by a Board of five elected Trustees who oversee the day-to-day operations of the Village. The BHOA Board's goal is to maintain the Village's aesthetics and amenities. This can help raise property values, protecting your investment. The BHOA Board manages community finances (generated by homeowners' fees) to provide homeowners with services like lawn care and snow removal and to maintain Village common areas, like the retainer ponds. Finally, the Board makes and enforces community regulations designed to protect property values and maintain the Village's appearance and quality of life. This includes what type of modifications can be made to the exterior of homes and decisions regarding how the property will be maintained.

WHAT ARE THE RULES?

As a potential Brandonhall homeowner, it is an essential that you review our Governing Documents before agreeing to buy a home in Brandonhall. The *Declaration of Covenants, Conditions and Restrictions for Brandonhall Village (CC&Rs)*, the *By-Laws of Brandonhall Homeowners' Association*, and the *Rules and Regulations* define who we are and how the BHOA functions. In our planned community, all homeowners agree to abide by these rules. They guide us in maintaining a uniform, well-cared-for appearance to our homes, yards, and neighborhood.



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The *CC&Rs* is the dominant document. It is legally binding and is officially recorded and filed with the State of Ohio. It details the responsibilities of the BHOA to Brandonhall homeowners (Association members) and it also details the responsibilities of the Brandonhall homeowner to the BHOA. It establishes the Association, details use restrictions and maintenance requirements, provides processes for disputes and enforcing the rules, and defines our common elements.

The *By-Laws* detail how the Association is set up and how it should be run. This document establishes the day-to-day governance of the BHOA including the duties and responsibilities of Trustees, the frequency of BHOA Board elections and the process for the election, how often the Trustees will meet, and the length of a Trustee's service term.

The *Rules & Regulations* provide more detail to topics covered in the *CC&Rs* and the *By-Laws*, but also provide guidance on topics not covered in the other two Governing Documents. These are rules that might need revision over time due to changes in Village demographics, homeowners' aesthetics, or even material availability.

IS BRANDONHALL A "SENIORS-ONLY" COMMUNITY?

No. Though the majority of Brandonhall residents are older with no younger children as part of the household, our village complies with the Fair Housing Act, 42 U.S.C. 3601 et seq., which **prohibits discrimination** by direct providers of housing, such as landlords and real estate companies as well as other entities, such as municipalities, banks or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of:

- race or color
- religion
- sex
- national origin
- familial status, or
- disability.

HOW MUCH IS THE BHOA ASSESSMENT FEE?

All homeowners pay for the maintenance of our community through Assessment Fees (as outlined in the *CC&Rs*). As of January 1, 2024, our fees are \$115 per month or \$1,380 annually. Payments are due the first of each month but can also be paid in advance (quarterly or annually). There is a \$20 late fee for any payment not received by the tenth of the month.

WHAT DO THE BHOA ASSESSMENT FEES COVER?

The bulk of the Assessment Fees pay for lawn mowing and treatment, snow removal, and exterior home painting. Some other benefits include:

- Weekly lawn mowing (average around 25 times per year)
- Sidewalks and driveways edged 5 times per year
- Front shrubs trimmed twice per year
- Lawns treated up to 5 times per year
- Front garden beds and up to 2 front trees mulched once per year
- Canadian goose wrangling to keep sidewalks clean
- Snow removal on driveways and walkway between house and driveway with a minimum of 2-inches of snow
- Home exterior painted every 5 years
- Pond maintenance
- Maintenance of common green spaces
- Quarterly newsletters (*The Brandonhall Times*)
- Various informational documents issued annually



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- The Annual Meeting

ARE PETS ALLOWED IN BRANDONHALL?

Brandonhall homeowners are limited to 2 pets per household. Pets must be kept indoors or, when outside, confined within the perimeter of the homeowner's property by a leash or a fence. Livestock and poultry are not permitted.

WHAT IS AN ARCHITECTURAL REVIEW?

One of the principal processes listed in the *CC&Rs* is a review of any planned exterior modifications or changes to the house or property by the Board of Trustees. The Homeowner submits a Property Improvement Application (PIA) with project details (this might also include brochures or sketches that illustrate the project) to the Brandonhall Board for review and approval to assure that it conforms to the *CC&Rs*. The *Rules and Regulations* lists which projects require an approved PIA prior to installation. Homeowners are asked to please allow 30-days for PIA processing.

WHAT IS THE HISTORY OF BRANDONHALL?

Brandonhall Village was developed on land originally owned by Dr. Glen C. Brandon. Graduating from Ohio State University in 1934, Dr. Brandon was a well-respected local veterinarian who held a Miamisburg practice for 31 years and was a past president of the Greater Dayton Humane Society. He was one of the original homeowners in Brandonhall.

The Brandonhall Development Corporation built 207 homes between 1992 and the fall of 2002. The Homeowners' Association was part of the original concept, was formalized on October 21, 1991, and was managed by the development contractor until 1997. At that time the association and governing board of trustees was turned over to the homeowners, consisting of five residents that each serve two-year terms. This is an unpaid, volunteer service but very necessary to maintain our wonderful community.

Brandonhall is in the City of Miamisburg, Ohio, and uses their services.

WHERE CAN I GET ANSWERS TO ADDITIONAL QUESTIONS?

Leave a message that includes your name, phone number, and question(s) on the Brandonhall Hotline, 937-221-6717. We will return your call.

Last updated: January 7, 2024