

Belonging to the Briar Chapel Community Association

This is a summary of what a Homeowners' Association (HOA), or Community Association, is all about. The HOA protects and enhances the value of individual homes and provides owners an opportunity to participate in decisions affecting their community and quality of life. Our HOA is the BCCA, the Briar Chapel Community Association.

Legal Basis

Membership is mandatory. Buying a home in Briar Chapel immediately makes you an association member — by law — and therefore you accept a contractual responsibility to abide by the established policies and financial obligations of the BCCA.

The BCCA governing documents — such as the by-laws, and covenants, conditions, and restrictions — can be compared to contracts which specify the obligations of the HOA and of the homeowners. The state recognizes these as binding documents, and therefore bestows legal authority on the Board and defines the scope of that authority.

Benefits

The BCCA provides three broad categories of service to the community:

- Community services, including organizing social activities, arranging for trash and recycle collections, and holding public meetings.
- Governance services, including enforcing rules equitably, resolving disputes, and maintaining design and architectural standards.
- Common Property services, including providing landscaping work, operating the pools and sports courts, and maintaining the Clubhouse.

Funding

The vast majority of the BCCA income is received through the monthly dues paid by all homeowners. There is additional cash flow from guest passes and amenity rentals. As these are the only sources of revenue for the BCCA, it is vitally important that budgets are created and adhered to and of course that homeowners stay current with assessments. The

budget and process to develop it are very transparent to homeowners with details published on *BriarChapelLife.com*.

Governing Entities

HOA's are an example of grassroots representative democracy with volunteer leaders (who are homeowners) elected by their neighbors.

The Board of Directors has a legal and ethical obligation to adhere to the BCCA's governing documents and abide by all applicable laws. They protect the community's financial health. It is important to understand that the same statutes and documents that give Boards legal authority to levy assessments and make rules also create an obligation for elected Board members to act responsibly.

Advisory Committees (who are also homeowners) also play a critical role in assisting the Board with carrying out its duties. These committees help to establish policies and implement programs that maintain the quality of life for the community. Homeowners are encouraged to engage with the community by volunteering on a committee.

Operations

The BCCA Board contracts with outside companies as needed such as the contract for professional management of the community. This management company is tasked with the day-to-day responsibilities of the community and is paid for their efforts. They have multiple employees on site and serve the Board and the community.

Briar Chapel waste treatment is handled by a private utility on-site, and it is managed by a private company, not the BCCA. This facility treats waste and uses the treated clean water to irrigate the green spaces in the community. (Drinking water is provided by Chatham County.)

The BCCA also has a contract with a landscaping company (chosen through a public bid process) that serves the entire community. This is typically the largest expense of the BCCA budget.