

**Bretton Ridge Homeowners Association, Inc.
“A Community of Friends”**

6235 Brighton Dr

North Olmsted, OH 44070

March 15, 2022

Dear Amanda & Ryan Holesko,

The Bretton Ridge Homeowners Association Board has been working to communicate the need to approve updated Declarations and Restrictions. We mailed the documents to you in January 2019 (they can also be found at www.[brettonridge.com](http://brettonridge.com)). At the last voting meeting we elected to adjourn the vote due to low voter response.

**WHETHER YOU ARE FOR OR AGAINST - WE NEED YOUR VOTE.**

A snapshot of the changes to the documents:

* All past amendments are combined so there is one document instead of old documents with multiple amendments that are disjointed and confusing.
* Homeowners’ and the Board’s rights and responsibilities are clearly stated in line with the Ohio Planned Community Act.
* Provides more freedom for the Board to act in the neighborhood’s best interests without having to pursue a community-wide vote as we are with this action.
* Simplifies the assessment structure to be equal among ALL homeowners, based upon ongoing budget from year to year. Based on the current budget, assessments would be $225-250 per year.

Things that won’t change whether it passes or not:

* The board will NOT tell you how to manage your property as long as it is within the city of North Olmsted’s ordinances. You can still have sheds.
* You are still responsible to pay the annual assessment. The board will act in accordance with our collection policy to collect those assessments.

**Please mail your proxy vote with your Annual Assessment payment in the envelope enclosed.**

The Board is 100% volunteer and lives here too. The Board unanimously supports the passage of these documents and feels strongly that this is good for the development as a whole. If we don’t hear from you, we do not know what you are thinking. Please take the few moments to return your proxy TODAY.

We welcome and encourage your questions, even if you’ve already voted. Please don’t hesitate to call/text or email questions to board@brettonridge.com, Carolyn Wiegandt 440-263-9661 or Jon Jarc 440-344-3438.

Sincerely,

**Bretton Ridge HOA Board**

Jon Jarc

Dave Saunders

Brad Clark

Matt Skvasik

Nick Stefanski

Carolyn Wiegandt

Erica Trapp