



# BRIGHTON ESTATES

## Greetings from the President:

It is my pleasure to serve the Brighton Estates Community. My family and I moved to DeSoto in 2019. Since the onset of the HOA transition, I have been engaged by researching HOA management, educating myself on Texas laws, consulting with legal counsel, and working with city workers and officials to help us form a solid foundation for our community. I have served this community along with several property owners who are interested in having a transparent board that treats everyone with inclusivity. I will continue these efforts towards bringing the association into compliance with the governing documents and state law compliance. This will continue to be my focus as well as providing us with services to empower us to have a well-maintained and safe neighborhood where we can embrace our community. I'm looking forward to our next association meeting in hopes of meeting you all. Until then, I'd like to share a few updates with you.

The new management company is Our Community Management, LLC. Everyone should have received their annual statement by now and signed in to their new property owner account. To learn more about the management company please visit our designated website. It's still coming along with updated information, but fully functional, click Brighton Estates HOA | Our Community Mgmt: <https://www.ourcommunitymgmt.com/brightonestateshoa>

The HOA Board has renewed the HOA insurance policy with Farmers Insurance. This is a comprehensive package to cover the common areas, directors & omissions. The terms of the policy are 1/25/23 - 1/25/24.

If there are any property owners frequenting the common areas for any reason you will be asked to sign a hold harmless agreement. Our common areas are not recreational spaces however, we will hold community clean-up days as needed and there are members of the Architectural Committee and Board who may need to observe things in those areas.

In response to the inquiry regarding the need for an increase to dues or present a special assessment to cover insurance at the 1/10/23 HOA meeting. The Board has determined that is not necessary. There is a line item in the budget for insurance. The board may from time to time make reallocations of funds in the budget to cover expenses.



**Notice to Property Owners** - Violations & Penalty Assessments will go into effect on 3/1/23. These notices will be sent via mail and placed in your HOA accounts under the Violation folder. You can familiarize yourself with the CCRs which can be accessed via the Portal, Article V. Please see your annual statements for the password to open the online document. If you have questions or concerns, feel free to submit them to [BrightonEstatesHOA2022@gmail.com](mailto:BrightonEstatesHOA2022@gmail.com)

**Website & Portal:** Please take the time to familiarize yourself with both tools. Useful items like request forms for home modifications, payment plans, request for resale certificates and notices of upcoming meetings, and other calendared events can be found there. The General How-Tos can be found on the Brighton Estates webpage: <https://www.ourcommunitymgmt.com/brightonestateshoa>. If you are having trouble entering the portal, please email [info@ourcommunityMgmt.com](mailto:info@ourcommunityMgmt.com) or call (214)838-0868.



**Landscaping Services** are tentatively scheduled to begin in March. Candy Landscaping will be onsite to take care of all of our beautification needs. If you have questions or concerns related to the beautification of our community, please submit your inquiry via your portal account as a general request.

**Board Meetings Notices:** An email communication will be sent out as well as a mass message from the HOA management company notifying you when there is a meeting. Property owners are welcome to attend. Board meetings are for your listening pleasure, to keep you abreast of what is happening. This is not an open meeting for property owner questions, comments or interjections. If there is anything of immediate concern that requires that you address your board, you may submit a written request to my attention and if time is available we will include you in the meeting agenda. You may contact the board via your portal account by submitting a general request and we will all be notified electronically. The HOA Community Meetings will always allow for time in the agenda for property owners to participate in conversation, announcement, statement or concerns with one another. Notices will be by signage at both entrances of the community and email well in advance of the meeting date.



**Homeowner Dues (Options available):** Dues were considered past due as of 2/16/2023. Late fees of \$25 will be added to your account every 30 days. If you haven't been able to pay your account in full and are experiencing a financial hardship, you may submit a general request via the portal to request a payment plan. The request form is located in your portal account. Click on the Governing Documents Icon, enter the password: BEHOA2007 and select the payment plan link. Complete and sign the form and upload it to the general request form in your account. If you need assistance, you may contact the management company. This form requires board approval. Once you get the approval you will not receive additional late fees however if you default on the payment plan the balance will be due in full. Please do not leave this matter unattended.

**Upcoming events:** There is a community calendar on the portal.

**Board Meeting:** 3/14/2023 Zoom from 7:30 - 8:10 p.m.

- Spring Fling is scheduled for Saturday, April 1st from 11 am - 2 pm. If you would like to volunteer to help with this event and/or can donate candy-filled plastic eggs for the kids, please contact Rebecca Mitchell, Hospitality Committee, Event Chair via text at 770-241-8282.
- Quarterly HOA Community Meeting: 4/11/23 Desoto Civic Center (Bluebonnet room) at 7:00 pm. **SAVE THE DATE**



If you need assistance, you may contact the management company. This form requires board approval. Once you get the approval you will not receive additional late fees however if you default on the payment plan the balance will be due in full. Please do not leave this matter unattended.

If you have a grievance or dispute with the HOA existence and being voluntarily obligated by living in a planned development, you may submit your grievance to the board as well via the portal general request form.

Respectfully,  
Erin Abernathy  
Brighton Estates HOA, President

**Brighton Estates Board of Directors**

President - Erin Abernathy | Vice President - Michelle Moore | Secretary - Deborah Hegger | Treasurer - Brittney King Williams | Asst. Treasurer - Ismail Aleman | Board Liaison - Johnny Mejorado



Our Community Management, LLC | CMCA

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