

Stone Brook Community Association

To: All Stone Brook Residents

Re: Responsibilities and Limitations of the Stone Brook Trustees

As you know, the Stone Brook Community Association is a community governed by the homeowners association.

A good description is;

"A Homeowners' Association is a volunteer organization run by a board of directors that is elected by homeowners to oversee the common assets of a property/area, manage its finances, run business affairs, enforce and set rules, and see to the maintenance and upkeep of the area. In other words, it provides structure to a community, protects property value, and ensures it is a pleasant place to live. "

So with this description in mind, here is a summary of the responsibilities of the Stone Brook Community HOA board.

- Set and approve covenants, conditions, rules, and bylaws
- Financial oversight of the community
- Enforce penalties against residents if they breach the bylaws or covenants (fines, etc)
- Approval of projects outside of the home, appearance and architectural changes
- Review complaints and make decisions about resident concerns as they relate to the covenants.

What the HOA board does not do:

- Does not act as a law enforcement entity. This is outside the scope of our duties.
- Residents are responsible for following the laws and regulations set down by the Federal, State and local government.

Some examples that are best handled by the local authorities include:

- dangerous traffic observations
- disturbances that require immediate intervention
- observed criminal activity
- you feel that you or your family are at risk
- social disturbances (loud parties, unruly guests etc.)

In the case of issues or disputes with your other residents, your first action would be to try and work it out with the resident as best you can and what you're comfortable with doing.

If you truly believe it is a violation of an HOA covenant, a complaint form is available on the Stone Brook website. The complaint form is our way of tracking and responding to complaints.

A general email address for Stone Brook trustees is located on the Stone Brook website.

Please take the time to review the Stone Brook Covenants that are on the web site.

www.stonebrookoh.com/stonebrookoh/page.html

If you need to contact the police you can use the following information.

The Village of South Lebanon currently contracts with the Warren County Sheriff's Office for police protection.

Contact the South Lebanon post of the Warren county sheriff.

Telephone: (513) 494-1062 or (513) 695-2525 or 911 in an emergency

<http://southlebanonohio.org/sheriff/>

Sincerely,

The Stone Brook HOA Board

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