



Grayhawk HOA

What is an HOA?

Formal legal entity created to maintain common areas and maintain the quality and value of properties involved

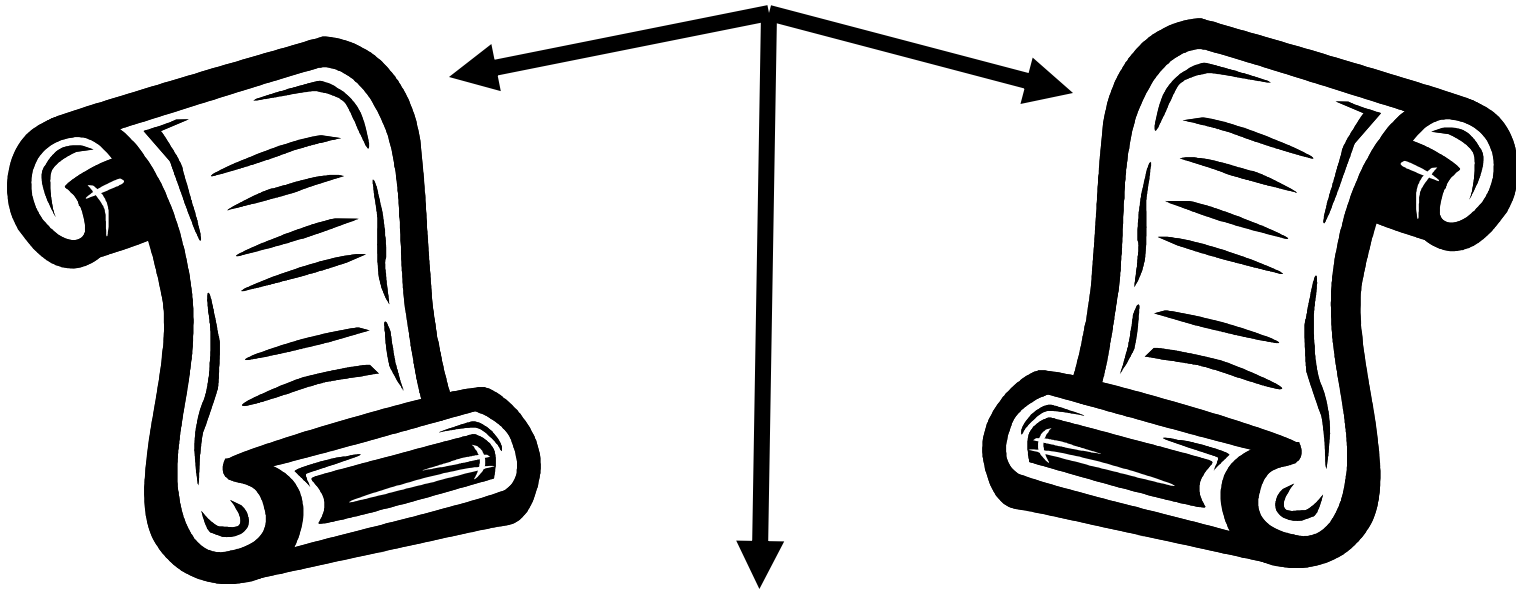


Grayhawk HOA Features

- Membership is mandatory for all property owners within the development
- Members are charged mandatory fees of \$500 annually
- Grayhawk HOA has legal authority to enact and enforce maintenance and design standards in addition to the standards established by the city
- Grayhawk HOA is a corporation with formal bylaws, it has a governing board comprised of elected homeowners, and a property management company hired by the board that handles maintenance and enforcement



How is Grayhawk HOA Governed?



Bylaws

- Membership details
- How meetings work
- How board operates

Articles of Incorporation

- Membership details
- How meetings work
- How board operates

Covenants, Conditions, & Restrictions

- Enforcement
- Property rights
- Construction process
- Restrictions

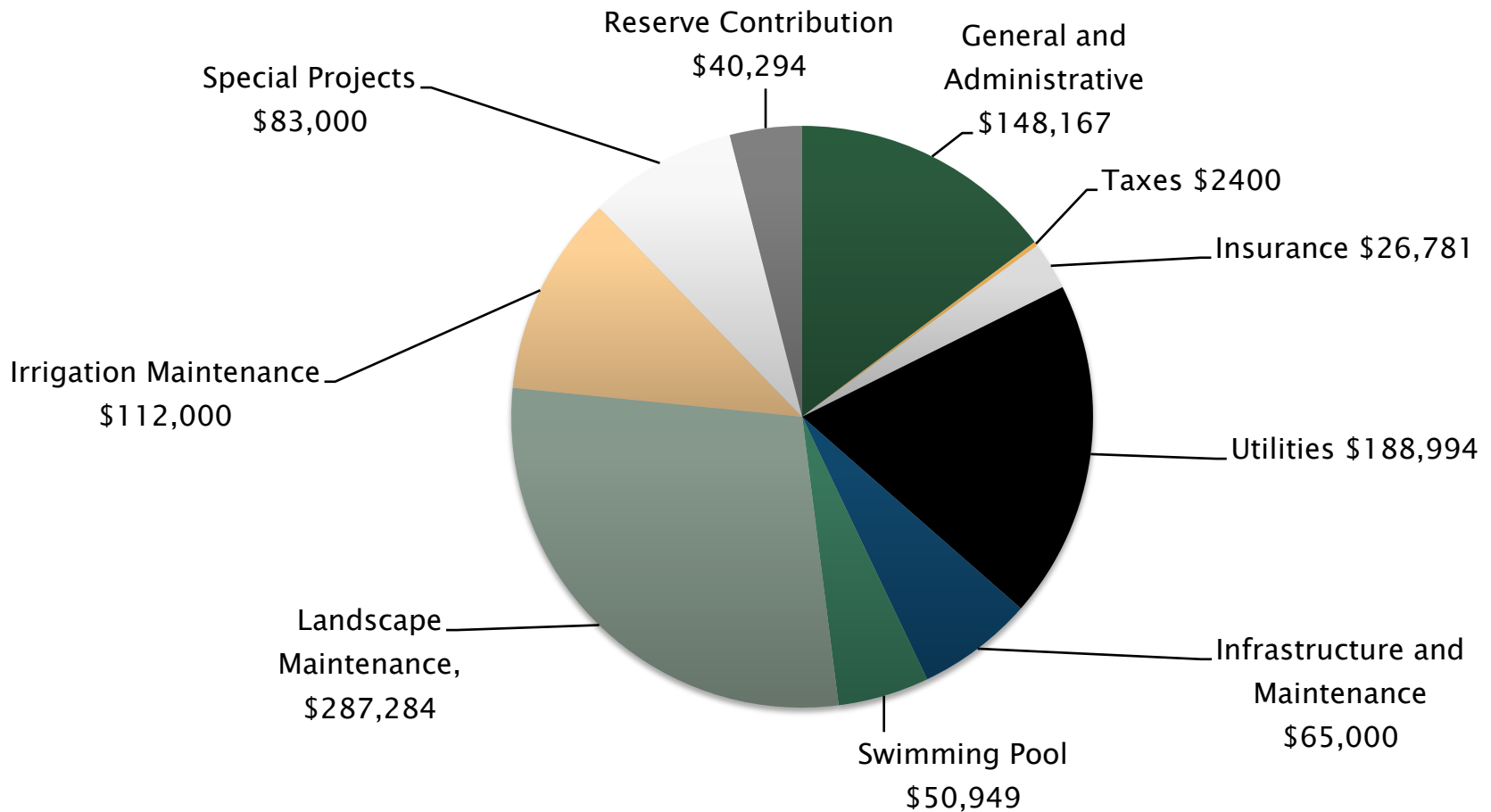


What Do My Annual Dues Pay For?

- Management
- Accounting/bookkeeping
- Maintenance of common areas such as pools, fountain, gazebos, etc.
- Landscaping
- Dues collection
- Enforcement of Bylaws and Covenants

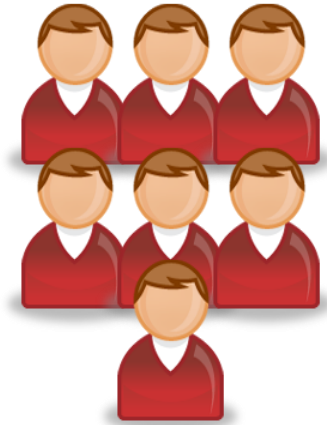


2008 Operating Budget



Grayhawk HOA Board of Directors

- Elected by Grayhawk Community at Annual Meeting in December 2007
- Comprised of 7 Grayhawk Community Residents



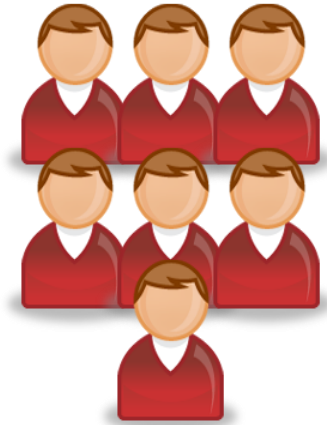
Grayhawk HOA Board of Directors

- President–3 year term
- Vice President–2 year term
- Chairman–3 year term
- Secretary–3 year term
- Treasurer– 2 year term
- Assistant Secretary–2 year term
- Assistant Treasurer–2 year term



Grayhawk HOA Board of Directors

- President–**Don Amick**
- Vice President–**Dallas Wymes**
- Chairman–**Tamara Thompson**
- Secretary–**Cheri Komaiko**
- Treasurer– **Teneka Ray**
- Assistant Secretary–**Michele Hunt**
- Assistant Treasurer–**Trey Woolsten**



Board of Directors Responsibilities

- Conduct HOA business and oversight
- Hire and provide oversight for Management Company
- Represent HOA in community issues that impact the Grayhawk community
- Provide oversight and leadership for HOA committees and informal decisions
- Bring formal decisions to Grayhawk community through official HOA meetings



General Business and Oversight



Board of Directors

Hires and provides oversight for SBB



SBB Management

Community Manager is Betty Crudden

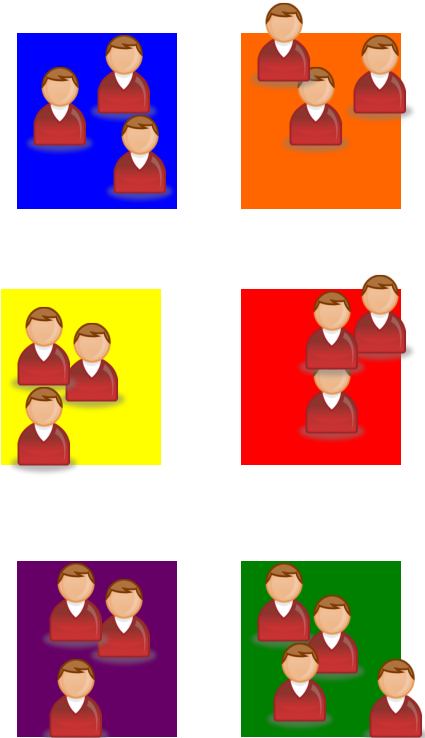


- Enforcement
- Management of Contracts
- Due Collection
- Address Resident Concerns
- Conduct HOA Business under BOD direction



Ensuring Resident Input

- HOA responsibilities are divided into 6 committee areas
- Committees are comprised and led by residents that meet regularly to research issues and make recommendations to the BOD
- BOD takes formal action on committee recommendations



Grayhawk HOA committees

- **Architectural Control**
 - Reviews and approve changes to homeowner properties
- **Beautification**
 - Maintaining common areas and community landscaping
- **Communication**
 - Maintain HOA website and product HOA newsletters
- **Finance**
 - Ensure dues are accounted for and used efficiently
- **Safety–Crime Watch**
 - Develop and maintain a Neighborhood Crime Watch and set safety standards for HOA Amenities
- **Social**
 - Planning and execution of events that harbor a sense of community

