

Barrington Hills Community Action Council, Inc. (BHCAC)

Attachment A – Homeowner Letter (2025)

To the Homeowners of Barrington Hills Condominium Association,

As many of you are aware, the 2025 Annual Meeting of the Barrington Hills Condominium Association was once again conducted without achieving quorum. The meeting was held virtually, with no board members or association attorney present. Instead, the owner of the property management company, Sharper Image, facilitated the meeting, reviewed the prior year's budget, and presented the new year's budget without allowing open discussion. When homeowners attempted to speak, they were muted and told that all questions had to be submitted in writing prior to the meeting. As a result, no vote was held, and no reconvened meeting was scheduled. This marks the fourth consecutive year that the community has operated without a legitimate, owner-elected Board of Directors.

In the absence of properly elected board members, the property management company has continued to make unilateral decisions, collect dues, and direct community funds without transparent accounting or meaningful homeowner input. These practices are inconsistent with both our governing documents and Georgia law, which require that the condominium association be governed by a duly elected board accountable to its members.

The Barrington Hills Community Action Council (BHCAC) was established to address this ongoing breakdown in governance. Our goal is simple: to restore transparency, legitimacy, and homeowner oversight. BHCAC has prepared a series of documents and petitions to formally request a Special Meeting of the Membership where a new, lawfully elected board can be chosen. We believe this is not only necessary but urgent for the future of our community.

For detailed information on the next steps being taken to restore transparent, lawful governance at Barrington Hills, please review the accompanying BHCAC Summary Flyer and FAQ Sheet. Together, these documents explain how you can support a homeowner-led effort to ensure our community's integrity, accountability, and long-term stability.

Respectfully,

Tyronne L. Wright

Chair, Interim Administrative Committee
Barrington Hills Community Action Council (BHCAC)

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Restoring Transparency and Owner Representation at Barrington Hills

What's the issue?

For four consecutive years, Barrington Hills has failed to conduct valid owner elections. Meetings have not met quorum; no reconvened meetings were held; and the property management company has announced appointed board members without ballots or owner participation.

Why this matters to every owner

Without a duly elected board, owners lack oversight of budgets, contracts, repairs, and enforcement decisions. This threatens fairness, transparency, and long-term property value.

Our response: BHCAC

BHCAC is a Georgia nonprofit formed by owners to restore lawful, owner-led governance. We are pursuing a Special Meeting of the Membership to elect a legitimate board, ensure financial transparency, and realign operations with Georgia law and the bylaws.

What we're asking you to do

- 1) Review the Governance Reform Packet.
- 2) Sign the Unified Petition & Membership Declaration.
- 3) Attend the in-person Special Meeting once noticed.
- 4) Consider serving on the new, elected board or a BHCAC committee.

Legal footing (plain language)

All steps follow the Georgia Condominium Act (O.C.G.A. §44-3-70 et seq.) and the Georgia Nonprofit Corporation Code (O.C.G.A. §14-3-101 et seq.). Our goal is not to replace the HOA but to restore it to lawful, owner-controlled operation.

Barrington Hills Community Action Council (BHCAC)

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What is BHCAC?

A Georgia nonprofit formed by Barrington Hills owners to organize the community, restore transparent governance, and ensure compliance with state law and our governing documents.

Are we leaving the HOA?

No. Membership in the HOA runs with your deed. BHCAC works within the law to restore a legitimate, owner-elected board for the HOA.

Is this legal?

Yes. Our petitions, notices, and elections roadmap follow the Georgia Condominium Act (O.C.G.A. §44-3-70 et seq.) and the Georgia Nonprofit Corporation Code (O.C.G.A. §14-3-101 et seq.).

Do I still need to pay HOA dues?

Yes. To avoid liens and penalties, owners should remain current. BHCAC is pressing for full financial transparency, audits as needed, and a lawfully elected board to oversee expenditures.

What's happening next?

We are gathering signatures for a Special Meeting of the Membership. At that meeting, owners will vote to elect a legitimate board and direct needed reforms.

How will this improve daily life and property value?

Owner control brings accountability: clear budgets, timely repairs, fair enforcement, and proper long-term planning — all of which help stabilize and improve property values.

How can I get involved?

Sign the Unified Petition & Membership Declaration, attend the Special Meeting, and consider serving on the new board or a BHCAC committee focused on finance, maintenance, or communications.

Who should I contact with questions?

Email: info.barringtonhillscac@gmail.com

Note: These materials are for owner education and organizing purposes and do not constitute legal advice.