



PO Box 561, West Chester, OH 45071  
pointeatbeckett.com  
pointeatbecketthoa@gmail.com

February 20, 2026

Dear Pointe at Beckett Home Owners,

We hope you are doing well. The following are important updates regarding our community.

### **2026 Annual Fees Update**

The HOA governing documents require annual assessments for community services and maintenance be paid each January. Thank you to the overwhelming majority of home owners who have submitted your payment. Your timely support is greatly appreciated. If you have not yet paid, please remit payment as soon as possible to avoid additional fees. Per Board policy:

- A \$25 late fee will be applied for each month that the assessment remains unpaid.
- Any home owner who has not paid the annual assessment by March 31, 2026 will be forwarded to legal counsel for collection, and the home owner will be responsible for all associated legal fees and costs.

### **2026 Annual Home Owner Meeting**

**Date:** Tuesday, March 10, 2026

**Time:** 7:00 pm

**Location:** 8857 Cincinnati-Dayton Road, West Chester, Ohio (conference room downstairs)

All home owners are encouraged to attend. The primary purpose of this meeting is to elect three (3) home owners to the Board of Trustees for a two-year term, and to discuss general community topics. Nominees for the Board will present their interest and background to those in attendance, and a vote to elect Trustees will take place.

**Proxy Form:** If you are unable to attend, please provide a completed Proxy Form to the Board. You may fill out a proxy using the following methods:

- Electronically at [pointeatbeckett.com](http://pointeatbeckett.com) at least one day before the meeting, or
- Print and complete the attached Proxy Form, then have your appointee deliver it at the meeting, or return it to the Board by email or USPS mail at least one day before the meeting.

Ballots will be available to attendees and duly appointed proxies at the meeting.

**Nomination Form:** The Annual Meeting is a great opportunity for home owners to contribute to the future of our community. Please consider serving on the Board of Trustees. If interested, please provide a completed Nomination Form to the Board using one of the following methods:

- Submit electronically at [pointeatbeckett.com](http://pointeatbeckett.com) at least one day before the meeting, or
- Print and complete the attached Nomination Form, then submit to the Board as indicated on the form.

Nominations from the floor at the meeting are also accepted.

## **Role of the Board of Trustees**

The Board represents home owners in setting policies and managing Association operations and common property. Trustees are recognized by the State of Ohio as Officers of the Corporation and are authorized to enforce governing documents and enter contractual obligations.

Board responsibilities include:

- Establishing Association policies and regulations
- Adopting and enforcing Architectural Standards
- Approving and managing annual budgets and reserves
- Levying and collecting assessments
- Hiring and managing contractors and service providers
- Maintaining common areas and structures
- Keeping records of corporate affairs and reporting to home owners

## **Improvement Applications**

A reminder that per the Association's Governing Documents that each home owner agreed to when purchasing your home, exterior changes to your property must be approved by the Board before work begins.

Examples requiring approval include, but are not limited to:

- Exterior trim or paint color changes,
- New or replacement doors, windows, roofs, decks, fences, or exterior fixtures (if size, color, or material differs)
- Landscaping changes (other than planting annual flowers)
- Fences

Submit Improvement Applications at [pointeatbeckett.com](http://pointeatbeckett.com). If you do not receive a response within one week, please resubmit your request.

## **Volunteers Welcome**

Our HOA is currently self-managed by home owners with guidance from an HOA attorney. Home owner volunteers help welcome new neighbors, plan social events, assist with common-area maintenance, and serve on the Board. If you are interested in volunteering, please contact the Board.

## **Contact the Board**

Submit inquiries through the community website: [pointeatbeckett.com](http://pointeatbeckett.com).

Best wishes from the Board,

Cindy Hayden  
Lynn Mellencamp  
Gail Niederlehner  
Connie Caruso  
Kim Bailey

Attachments:

Proxy Form  
Nomination form



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## GENERAL PROXY FOR 2026 ANNUAL MEETING OF MEMBERS

The undersigned, a Lot Owner in good standing of The Pointe at Beckett Home Owners Association (“Association”), hereby appoints the following person as my proxy to attend the Association’s 2026 Annual Meeting of Members and act on my behalf. If no name is provided, the Secretary of the Association shall serve as my proxy.

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print name of proxy (appointee) or leave blank for the Secretary to serve as proxy

**Please check one of the following options:**

- I wish to have my proxy (appointee) attend the Annual Meeting and vote on my behalf.
- I do not wish to vote at the Association’s 2026 Annual Meeting, and direct that my proxy count toward the quorum for the meeting.

The completed form may be submitted by the proxy (appointee) at the Annual Meeting, or received by the Board from the Lot Owner at least one day before the Annual Meeting date, using one of the following methods:

1. By email to [pointeatbecketthoa@gmail.com](mailto:pointeatbecketthoa@gmail.com), or
2. By mail to the Pointe at Beckett, PO Box 561, West Chester, OH 45069.

The proxy may also be submitted electronically at [pointeatbeckett.com](http://pointeatbeckett.com) at least one day before the meeting.

The Lot Owner of Record must sign and execute this General Proxy for it to be valid.

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Printed Name of Lot Owner

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Street Address

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Signature of Lot Owner

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Date



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## BOARD OF TRUSTEES NOMINATION FORM

### Nominee Information:

Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_ Years lived in this community \_\_\_\_\_

Describe your background, relevant experience, and reasons for wanting to serve on the Board (use additional sheets if necessary).

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**Nominee Consent:** I, the undersigned, consent to my nomination and confirm that I am eligible to serve on the Pointe at Beckett Home Owners Association Board of Trustees based on the Association's governing documents:

Nominee Signature \_\_\_\_\_ Date \_\_\_\_\_

The completed form may be submitted to the Board using one of the following methods:

1. **Email:** Send to [pointeatbecketthoa@gmail.com](mailto:pointeatbecketthoa@gmail.com) so it is received at least one day before the meeting,
2. **Mail:** Send to the Pointe at Beckett, PO Box 561, West Chester, OH 45069 so it is received at least one day before the meeting, or
3. **Online:** Submit electronically at [pointeatbeckett.com](http://pointeatbeckett.com) at least one day before the meeting.

Nominations from the floor at the meeting are also accepted.