

Brookwood Condo Village HOA

Summer Newsletter
July 2020

P.O. Box 983, Blue Springs, MO 64013 | brookwood_hoa@yahoo.com | brookwoodhoabluesprings.org | Message Center: (816) 229-1222

How to contact the HOA:

The most effective method is to send an e-mail to: brookwood_hoa@yahoo.com. You may also call the message center at 816.229.1222. Be sure to include your name, address, phone number and the reason you are calling.

Visit our website:

brookwoodhoabluesprings.org

Board of Directors:

Tanner Fuson, President
Kelly Fuson, Treasurer
Patty Elliott, Secretary
Dave Haase
Jaime Bossert
Doan Pham
Hal Duvall

Board Meetings:

The Board of Directors meets every third Thursday of the month. Every HOA member is welcome and encouraged to attend. Please contact the HOA to verify date, time and location of our next meeting if you are interested in attending.



***** Annual HOA Owners Meeting *****

We will be having our annual HOA Owners meeting this year at Sandy's Resturant, The meeting will be held in the banquet room of the resturant. Food and beverages are available for purchase. Looking forward to meeting all of you!


Date: August 13th, 2020

Time: 7:00 P.M.

Location: Sandy's Resturant
(In the same center as Culver's and Side Pockets)
1428 SW US - 40
Blue Springs, MO 64015

Termite Treatment

In coming weeks, we will have a termite control company apply treatment on the exterior of building units and in garages as part of our required maintaince by our HOA insurance company. We will give 2 weeks prior notice so that homeowners can be available to allow the termite control company entry into their garages and enclosed backyard patios to apply treatment. Homeowners will need to make arrangements with their tenants to allow the termite company entry if they are unable to be on the premises. The HOA will consider this negligence on your part if you do not allow treatment and bill you for the cost of the treatment if termites are found due to avoiding required treatment. The cost of one treatment for an entire building is approximately \$1500.

<p>Owners:</p> <p>Please cover all ordinances with your renters. We have renters not following the covenants and bylaws. These are on our website if you need to read these. Your help is appreciated in this matter.</p> 	<h2>Review the Covenants and Bylaws</h2>
	<p>The middle of the year is a good time to review the HOA covenants and bylaws. These are available on our website. We are all obligated to abide by these governing documents. As an HOA member, it is your responsibility to be familiar with the Covenants and bylaws. They can be found respectively at brookwoodhoabluesprings.org/info/covenants and brookwoodhoabluesprings.org/info/bylaws.</p>
	<h2>Do Not Park in the Grass</h2>
	<p>Our covenants do not allow for vehicles to be parked anywhere in the grass of our common area. This damages our common area lawn. Never park any vehicle in the grass. Never allow anyone who is visiting you to park in the grass. Never allow anyone who is living in your units whether it is a roommate or a tenant to park in the grass.</p> <p>We pay for our lawn care and maintenance to be done and parking on the grass damages our lawn. We all want to have a nice-looking common area without scars from vehicles parking off to the side of the drives or from someone repeatedly parking half on the street and half in the common area.</p> <p>If damage is done to the common area, you will be billed for any repair the HOA has to make to restore the grass in the common area.</p>
	<h2>Inoperational Vehicles</h2>
	<p>Inoperable vehicles must be stored inside a garage or removed from the premises per City of Blue Springs code.</p>



Please watch your speed:

Please watch your speed through the neighborhood! We have many children playing outside and neighbors walking, jogging or biking on the roads.

Sidewalks and Driveways:

Please keep your sidewalks, patios and decks, and the area right outside your door free from clutter. Do not store trash, equipment, debris or junk in these places. Driveways should not be blocked by any vehicle. If you are renting your home out to someone else, you need to inform them of this. This is a city ordinance.

Common Area Etiquette

Please use the common area as if it is yours and as if it were everybody else's, too. Because it is. Article 1, Section 4 of the HOA covenants states the Common Area is, "All the areas of the Properties, except the deeded lots, which are located within the subdivision." In short, all the grassed areas are common to all of us and for our use and enjoyment. Nobody has a personal "yard".

We strive to care for it and make it a pleasant place for our kids to use. It is all of our responsibility to take care of it and not misuse it. It is not for personal storage or parking. It is not your pet's litter box even right outside your door.

Homeowners who have tenants in your units, please advise them of this. If the city issues a citation, not only will the renter be cited but you, as the owner, will be as well. Renters are just as responsible as an owner for the upkeep of our buildings.

Trimming and Maintaining Shrubs

The shrubs, bushes, and plants around your individual unit are yours to maintain. Please keep them well-groomed and cut back. You must do your own trimming. Now is a good time, since it is fall, to get your unit under control.

Overgrowth of bushes and shrubs is unsightly and can cause unwanted critters and varmints to be attracted around our buildings which can lead to holes in the siding and animals getting into attics, walls, and the spaces between floors. Holes in siding will lead to leaks and water damage.

Also, vines must be kept off of the buildings. Vines will also damage our new paint and weaken our siding leading to holes, leaks, and water damage. please do your part and maintain these things.

If you do not maintain your bushes, shrubs, and vines, and they become a hazard to your building, the HOA will have them removed and you will be billed for the cost. The HOA also does not know what sentimental value some of your plants may have and will probably not tend to them with the same care you would.

Trash Containers

Please do not put your trash out prior to your trash pickup day (you can put the trash out the evening before). Remember per Blue Springs City code (Section 255.030 Collection.), your trash needs to be within 5 feet of your garage door on trash day. Do not put your trash at the curb. Homeowners, please advise your tenants. Trash companies are aware of this law. The city has cited several homeowners for not abiding by this law.

Also, our HOA covenants require that trash and garbage containers be removed from public except on days of trash collection. This means owners need to pull their trash cans into their garages six out of seven days. This is found in Article X, Section 10 of the Covenants. This is to improve the overall look and feel of our association. Owners who rent their units to tenants need to notify them of this requirement. Please do your part to improve the look of our neighborhood.



Maintenance Responsibilities

The following table can be found on our website at: www.brookwoodhoabluesprings.org/maintenance. It clarifies who is responsible for what; whether something is the Association's responsibility or the individual homeowner.

Association	Home Owner
Roofs	Windows and Jambs
Siding	Doors and Jambs
Paint on Siding	Garage Doors
Gutters	Driveways
Downspouts	Plumbing
Lawn Care (Common Areas)	HVAC
Trees (Common Areas)	Electrical
Snow Removal	Patios and Decks
	Trash Pickup
	Shrubs
	All Utility Issues

Storage of Firewood

Do not store firewood in your garage, against your building or divider fences. Doing so can cause termites to infest and damage our buildings. The HOA will consider this negligence on your part and bill you for the cost of the treatment if termites are found due to improper storage of firewood. The cost of one treatment for an entire building is approximately \$1500. The best place to store firewood is on your patio or deck at the edge furthest away from your back door and raised up in a rack off the patio/deck to isolate it from being in contact with any wall or anything attached to our buildings.

Pet Excrement

Picking up your pet's excrement daily is a continuing problem for our neighborhood. This is a city ordinance. The common area is not personal yard and must be kept free of pet excrement. Take a plastic bag with you and pick it up every time you let your pet out to go the bathroom.

If you have tenants living in your unit, please advise them of this and have them pick up their pet's waste daily. It is embarrassing, disruptive, and a health risk not to do so.

Facebook Group

Join the Brookwood Condo Village HOA Facebook group for the latest news and updates:



www.facebook.com/BrookwoodHOA

Sending in Your Dues

Please mail your dues to our PO Box. Do not give them to Board members or bring them to a Board member's residence. Also, do not bring them to the HOA's bookkeeper's residence. Please follow this out of respect for the Board member's and the bookkeeper's privacy.



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