

Brookwood Condo Village HOA

Winter Newsletter
December 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
Doan Pham, Vice President
Kelly Fuson, Treasurer
Patty Elliott, Secretary
Dave Haase
Jaime Bossert
Hal Duvall

Board Meetings:

The Board of Directors meets every third Wednesday of the month at Sandy's Restaurant (1255 SW US, MO-7, Blue Springs, MO 64015), but due to recent COVID-19 restrictions by Jackson County, we will be holding meetings virtually via internet/phone conferencing. 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.

Attention Owners:

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.

***** New Dues for Year 2021 *****

Monthly HOA dues have increased to \$97.00 for 2021. Total dues for the entire year come out to be \$1,164. You must pay your monthly dues by the first of each month. However, you may pay in advance any number of months that you'd like.

The board is allowed to increase the regular monthly dues by 5% every year without a vote of the HOA membership. Every year, our insurance premium increases with the nationwide average which are usually more than the 5% the Board is allowed to raise our dues. The percentage of our dues that go to pay for our insurance premium has surpassed 50% in recent years and we must keep pace with the rising costs as much as we can. If we don't, the insurance premium will become a bigger percentage of our annual expenses and we will have less money for our other responsibilities.

Please keep up with your dues. The board feels responsible to the entire membership to ensure that all members are fulfilling their commitment to each other. Members who fall behind are subject to legal action.

You can find payment slips to print off and send in with your regular monthly dues on the HOA website. At the bottom of every webpage under the "Quick Reference" links, click on "Print Dues Payment Slips." A PDF will open which you can download and print off or print directly from your browser. Filling these out and sending them in with your dues make it easier for our bookkeeper to track what months for which you are paying.

Homeowner Contact Information

From time to time it is important for the HOA to get into contact with homeowners. While we try our best to contact homeowners, there are some owners that we do not have contact information for. Please send an email to brookwood_hoa@yahoo.com with the unit you own, an email address and phone number. This will help us stay in contact with everyone.

Review the Covenants and Bylaws

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.

Facebook Group

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



www.facebook.com/BrookwoodHOA



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.

Chimney Inspection

The season is here for fires in our fireplaces. Before using yours, please have it inspected and cleaned by a chimney sweep. There are several companies that can be found in an internet search or the good old Yellow Pages that perform these services.

Also, remember to open your chimney damper everytime you use your fireplace to allow smoke from the fire to exit the home. These steps minimize the risk of fires escaping our fireplaces and carbon monoxide poisoning from lack of proper ventilation. The cost of having this done will be a lot less than having one of our buildings burn down or endanger life safety.

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 \$1,500. 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.

Smoke/CO2 Alarms

As Daylight Savings Time comes around we also have to remember to test and replace the battery on our Smoke/CO2 Alarms. Make sure they are clean, in good working order, and have their batteries replace regularly. Most alarms typically have a lifespan of about 10 years, replace as necessary.

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.

Do Not Park in the Grass

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.

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.

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.

Inoperational Vehicles

Inoperable vehicles must be stored inside a garage or removed from the premises per City of Blue Springs code.

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.

Utility Issues / Winterizing Water Pipes

There have been several water line leaks between the meter and individual units in the HOA. Individual homeowners are responsible for the utilities to their unit. The HOA insurance policy does not cover this event. Usually, HO6 policies do not cover this problem either. There are a few companies that offer affordable service plans for this type of occurrence. It is known as exterior water service line insurance. Please do your own due diligence on these companies. To see what the HOA and individual homeowners are responsible for, please visit brookwoodhoabluesprings.org/maintenance.

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P.O. BOX 983
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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 (3 inches or more at door entry sidewalk and first 3 feet in front of garage)	Patios and Decks
	Trash Pickup
	Shrubs
	All Utility Issues

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.