



BROOKWOOD HOMEOWNERS ASSOCIATION



P. O. BOX 983 BLUE SPRINGS, MISSOURI 64013 USA

Phone 816-229-1222

FALL Newsletter September, 2011

We had our annual Brookwood HOA meeting this past month, elected board members, and went over several items that were a cost increase to the HOA, to those that attended the board says thank you for participating and caring about our community.

The following people were elected to the Brookwood HOA Board

Ed Warnken..... President	Deb Felderhoff.....nominating committee
Brenda Yanney Treasury	Ginger Unrein..... nominating committee
Rob Mckinney.... Architecture	Liz Cheney nominating committee
Dave HaaseArchitecture	Jacob Wilson Web Master
Hal Duval Landscape	Jerry Kaylor Hotline

At the annual meeting the board reminded everyone like every other business the HOA is not any different and has to deal with increase costs, and has to make cuts, we went over the financial statement.

*****MONTHLY DUES WILL INCREASE TO \$63.50 starting JAN 1st 2012*****

Mark your calendars now Saturday October 15th. The HOA will have their annual trash day 10:00am to 2:00pm.

There will be two dumpsters set in front of the 514 NE 6th St. One for yard waste, and the other for trash, No Appliances, No toxic materials, will be accepted.

Website: coming in the near future the Brookwood HOA will have a website up and running. We are now on Facebook. Look us up and ask to be a friend.

The BROOKWOOD HOA board, are volunteers that answer the hotline. When you have a need, call the hotline, **please leave your name, address, a telephone number that you can be reached at in the evening and the reason you are calling.** Please keep your message brief and to the point. Our volunteers have full time jobs and most of the calls are returned in the evening. **Be sure you are pressing the correct option when placing your call.** If you are calling regarding your dues, selling of your unit, or anything financial, please press option #2 for the Treasurer. All other calls press Option #1. Thank you for your cooperation in this matter.

REMINDERS:

1. Cutbacks: Due to the lack of funds

- **Shrubs:** homeowner's are responsible to keep their shrubs trimmed and kept maintained.
- **Lawn treatments:** The number of treatments to the lawn have been reduced.
- **Snow removal:** snow will be removed from the sidewalks only at 3" or above.

(OVER)

2. Firewood: If you have firewood, **do not** store inside your garage, against your building or against divider fences, as this can cause termites, and we have had issues with termites in several buildings. If termites are found, due to improper storage of firewood, we will consider this as neglect on your part and the cost of the treatment will be billed to you, the homeowner. The cost for treatment of a building is approximately \$500.00.

3. Trash: We all get those weekly newspapers and phone books that are thrown on our driveways from time to time. Take the time and pick these up and throw them away if you don't want them. And any trash that is lying around, it doesn't take that long to do this. Help keep our neighborhood clean. Please do not put your trash out prior to your trash pick up day (you can put the trash out the evening before). Remember per Blue Springs City code, your trash needs to be **within 5 feet** of your garage door on trash day. Do **not** put your trash at the curb. Home owners please advise your tenants.

4. Pet owners: you are responsible for your pets. This has been an on going issue. The city ordinance states *that you as a pet owner are responsible for your pet's excrement in the yard. You need to pick this up on a daily basis and dispose of it.* Your yard is common area. Dog chains have been a problem and have caused damage to several of the trees, and caused damage to the mowers. Any damage occurred by this will be billed to the owner. If repairs are being made to your unit and your animals excrement has to be cleaned up before the contractors can begin their repair, you will be billed accordingly for clean-up. The City Of Blue Springs has cited several dog owners for this.

5. Vehicles stored: There are a few that still haven't complied with the Brookwood Covenants and the Blue Springs City Ordinance by storing vehicles in their driveways. Our covenants, section 7 page 17 states. *"no automobile, truck, airplane, boat, house trailer, boat trailer, trailer, motor home, recreational vehicle, motorized vehicle or similar vehicle may be stored upon any Living Unit or Common Area"*. This includes but not limited to vehicles with flat tires, vehicles with expired license plates, vehicles with tarps on them parked in the driveways. These are not only against the HOA covenants but are also a violation of Blue Springs Enforcement codes. These will be reported to the City of Blue Springs and you will be cited and fined by the city.

This also includes parking on the grass and sidewalks. These will be reported to the city of Blue Springs.

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

If you have any questions, please call the hotline, at (816)229-1222, and a **volunteer** will return your call.

Thank you for your support,

Brookwood Village Homeowners Association
Board of Directors