



# Brookwood Condo Village Homeowners Association

PO Box 983 • Blue Springs, MO 64013 • 816.229.1222

brookwoodhoabluesprings.org • brookwodhoa@yahoo.com



## FALL Newsletter

September, 2012

Our **Annual Trash Day** will be Saturday October 20 from 10am till 2pm. This will be a good time to dispose of your volunteer trees, and shrubs trimmings, we **will not accept toxins, paint, appliances**, and dumpster will be located on 6<sup>th</sup> street between the 514 building and 518 building.

### Brookwoodhoabluesprings.org – Our New Website

We are pleased to announce the launch of our new website [brookwoodhoabluespring.org](http://brookwoodhoabluespring.org)! The website has been functioning since early this year. A main purpose for the website is to increase the accessibility for the members to have easy access to information about the association and current issues the association is facing. There are also pages to describe our policies regarding care for the association and maintenance. The best way to stay up to date with website matters is to “Like” us on Face book or follow us on Twitter. We are interested in your suggestions to improve the website so check it out and send us some feedback! Email [websupport@brookwoodhoabluesprings.org](mailto:websupport@brookwoodhoabluesprings.org).

### Building Exteriors

The Board of Directors is very aware that the exterior of our buildings need to be painted and much siding repaired. The situation is this simple: we get what we pay for. The homeowners association is there to care for the exteriors of our units; however, this can only be done if we have the funds to do it, and those funds come from the dues we pay. The Board of Directors has attempted to increase the monthly dues numerous times unsuccessfully in the past to levels that would enable us to address this issue. As you are probably aware, our monthly dues are significantly lower compared to similar HOAs and the Board is only able to increase the dues by 5% per year without approval by 2/3 of the homeowners for larger increases.

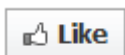
The Board has gathered several bids for painting the buildings and a few bids for other types of siding. Painting itself is cheaper than vinyl or similar siding. However, due to the amount of repair to the wood paneling with batten boards, the cost of painting and siding repair becomes comparable to vinyl (or similar) siding. Vinyl or similar siding would have somewhat more upfront cost but the durability and aesthetic improvement to our building exteriors would be tremendous. In the long run, vinyl (or similar) siding will add lasting value to our properties.

At the present rate of dues, either painting and repair of our current wood siding or replacing it with vinyl (or similar) siding is infeasible. It simply won't happen. A breakdown showing the present situation can be found on our website: [brookwoodhoabluesprings.org/dues/monthly-dues-breakdown](http://brookwoodhoabluesprings.org/dues/monthly-dues-breakdown).

To have a quality environment to live, we need to take care of our property. We need to invest in our property, increase its quality, and, as a result, its value. The Board of Directors wants take care of the building exteriors of our HOA but cannot do so with the current dues. We want you to know we are aware of these issues and are looking for ways to act to make these improvements happen. The most likely way is an avenue we have used in the past – a special assessment like what was done to have new roofs put on our buildings.

Please send us feedback at: [brookwood\\_hoa@yahoo.com](mailto:brookwood_hoa@yahoo.com) and visit the website to view the dues breakdown.

### Stay Connected



[facebook.com/BrookwoodHOA](http://facebook.com/BrookwoodHOA)



[twitter.com/BrookwoodHOA](http://twitter.com/BrookwoodHOA)

## Emergency Contact Information

Due to a recent emergency situation within the neighborhood regarding a fire, we ask that you go to the website and submit emergency contact information. This is in case a situation occurs where we need to contact you or your tenants to alert them to an emergency and/or verify their safety. Please go to the website, click on the "Submit Emergency Contact Info" and complete the form. You can also go directly to [brookwoodhoabluesprings.org/emergency](http://brookwoodhoabluesprings.org/emergency). This will greatly aid in the event of a similar situation.

**Satellite Dishes:** at the first of the year the HOA sent out a letter advising those who have satellite dishes, (working or not working), due to the damage done by some dishes on the siding it is now **required** to have your satellite dish installed on a pole (you can go to the website and see the only two approved methods to be installed). With some going from one satellite company to another company there are a number of that have been left on the buildings that are non working now. If you have not taken care of this, this will be your last chance to get them down so that you won't have service interrupted, and being charged to have them taken down. And you the homeowner will be charged for the removal. If you are a homeowner that rents your unit out you need to inform your renters (in the covenants it states no satellite dishes but the board is trying to keep up with the times and realizes that people use satellite services.)

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.

## We are still having issues and concerns and the HOA needs your help.

**1. 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**. This is a Blue Springs City ordinance and you will be turned into the city codes for this. The City Of Blue Springs has cited several dog owners for this.

The grass area is common area. 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.

There have been too many complaints, utility companies and contractors refused to work in this. The HOA has asked repeatedly with no avail. **If you have a pet you must pick up your pets excrement. The HOA will be making rounds to see who is in violation and the city will be contacted.**

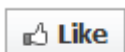
**Dog chains** have been a problem and have caused extensive damage to property and to the mowers. You as the home owner need to make sure that the chain is not left in the yard and located on YOUR patio. Any damages that occurred by this will be billed to the owner. Neither the HOA nor the Lawn Company will be responsible for any damages.

**2. 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.

**Trash Containers:** 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. Trash companies are aware of this law. The city has cited several homeowners for not abiding by this law.

**3. Firewood:** If you have firewood, **do not** store inside your garage, or against your building or 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, the HOA 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.

## Stay Connected



[facebook.com/BrookwoodHOA](https://facebook.com/BrookwoodHOA)



[twitter.com/BrookwoodHOA](https://twitter.com/BrookwoodHOA)

**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.

**Upcoming Year Board Members:**

- |                                   |                               |                              |
|-----------------------------------|-------------------------------|------------------------------|
| Ed Warnken... President           | Rob McKinney ... Architecture | Liz Cheney ..... Nomination  |
| Vincent Leardi.... Vice President | Hal Duval ..... Landscape     | Ginger Unrein....Nomination  |
| Brenda Yanney ... Treasurer       | Dave Haase ..... Board member | Jacob Wilson .... Web master |
| Jerry Kaylor .... Board member    |                               |                              |

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

BROOKWOOD HOA  
P.O. BOX 983  
BLUE SPRINGS, MO 64014

*Stay Connected*



[facebook.com/BrookwoodHOA](https://facebook.com/BrookwoodHOA)



[twitter.com/BrookwoodHOA](https://twitter.com/BrookwoodHOA)