



# Brookwood Condo Village Homeowners Association

PO Box 983 • Blue Springs, MO 64013 • 816.229.1222

brookwoodhoabluesprings.org • brookwodhoa@yahoo.com



## FALL Newsletter

November 2013

### Important Announcement: Annual Dumpster Day

Our annual Dumpster Day will be Saturday, November 16, from 10am till 2pm. This will be a good time to dispose of your volunteer trees, and shrub trimmings. Yard waste must be placed in paper lawn refuse bags, not plastic bags. **Toxins, paint, or appliances will not be accepted.** The dumpster will be located on 6<sup>th</sup> street between the 514 building and 518 building.

### Important Announcement: Monthly Dues Increase

Beginning January 1, 2014, the **monthly HOA dues increase to \$70.** This is based on the max 5% the Board of Directors is allowed to increase without an HOA vote. This comes out to be \$840 for the entire year. Please stay current with your dues payment to stay in good standing with the HOA.

### Special Assessment Update

A meeting was held on Sept. 9 to vote on a special assessment. No vote was taken but two committees of individual homeowners were formed as a result of the meeting to address two issues that have plagued us over the past several years. On Oct 21, both committee chairs presented the progress their committee made.

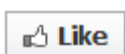
The first is the Covenants & Bylaws committee. It was formed to review our covenants and bylaws that have been out-of-date in several ways for a long time. The committee has met several times and come up with several revisions. Their next step is to meet with the HOA lawyer to discuss legality and wording of the changes. They hope to put forth changes to benefit us all. Some of the changes include electronic notification and voting, satellite dishes, and insurance requirements. They are also looking into possible uniform trash pickup for the HOA.

The second committee is the Building Exteriors Committee. The Building Exteriors Committee presented a potential proposal that would patch up the buildings and paint over them to improve our building exteriors. They presented an idea for a proposal for a special assessment. Homeowners were supportive of the terms presented at the October 21 meeting. The Board will review committees findings and discuss their proposed idea at the upcoming monthly board meeting. From there, we will determine the best course forward with this special assessment. The result will be an upcoming vote for a special assessment. Look for that announcement in the next few months.

### Monthly Board of Directors Meetings

The Board of Directors meets every 3rd Tuesday of the month. All HOA members are encouraged and welcome to attend these board meetings and take part in the discussion. Go to [brookwoodhoabluesprings.org/boardmeetings](http://brookwoodhoabluesprings.org/boardmeetings) to see the dates and times for these meetings. Always contact the Board via email or the hotline to confirm the date, time and location of these meetings as they are subject to change.

### Stay Connected



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



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

## Our Website: Brookwoodhoabluesprings.org

Check out our website brookwoodhoabluespring.org! The website has been functioning since early 2012 and gives us another way to relay information and serve you as homeowners. You can find out about HOA policies, insurance information and who is on this year's board. The best way to stay up to date with website matters is social media. "Like" us on Facebook or follow us on Twitter.

## 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. This will greatly aid in the event of a similar situation in the future.

## Seasonal Reminders

**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 \$1500.00. **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.

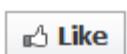
## Please Remember

The Brookwood HOA Board of Directors is composed of volunteers. They take their personal time to 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.

Thank you for your support,  
The Brookwood HOA 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)