



Brookwood Condo Village Homeowners Association

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FALL Newsletter

October 2014

Important Announcement: Annual Dumpster Day

Our Annual Dumpster Day will be Saturday, October 18, from 10am till 2pm. Two dumpsters will be available. One is for volunteer trees, shrub trimmings and yard clippings. The other for any junk you'd like to get out of your unit or garage. **Toxins, paint, or appliances will not be accepted.** The dumpsters will be located on 6th street between the 514 building and 518 building. ***There will also be a public notary at the dumpsters to notarize your covenant attestation forms to approve the needed changes to the covenants from 10 am to noon.***

Special Assessment Update

We have come a long way since last year at this time. We now have 9 buildings that have been repaired and repainted! We anticipate being able to complete one or two more before the weather turns too cold to perform the work. The buildings that were a concern for our insurance agency have now been taken care of. We are now following the original order of painting rotation from years ago. The colors of the buildings are being selected by the contractor's color consultant using a Sherwin Williams' color palette based on guidelines by the Board. The colors are not being specifically chosen by the Board.

Because we are depositing the special assessment in a separate account from our operating and reserve accounts, **please send your special assessment with a separate check from your regular dues.** You may still send them together if you'd like even though they are due a separate times.

You can find the progress and the order in which buildings will be repaired at brookwoodhoabluesprings.org/progress. You can find the terms of the special assessment at brookwoodhoabluesprings.org/dues/specialassessment.

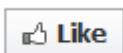
Changes to the Bylaws Pass

On June 12, 2014, HOA members met to vote on changes to the Bylaws to allow the HOA to operate more smoothly and bring them up to date. The proposed changes to the Bylaws passed and you can find the second amended bylaws online at brookwoodhoabluesprings.org/info/bylaws.

Covenant Attestation Forms

Please return your signed attestation form for the proposed changes to the covenants. We need these forms to change the covenants. The most important of these changes is the wording to allow us to reduce our insurance premium on a yearly basis by thousands of dollars. There will be a public notary at the annual trash day from 10 am to 12 noon. There will be extra attestation forms there if you have misplaced yours. **THIS IS VERY IMPORTANT.** Insurance prices are only going up and we need to be as financially responsible as possible.

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Monthly Board of Directors Meetings

The Board of Directors meets every last Sunday 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 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.

Firewood

Do not store firewood inside your garage, against your building or divider fences as this can cause termite. We have had issues with termites in several buildings this past year. The HOA will consider this as neglect on your part and bill you for the cost of the treatment if termites are found due to improper storage of firewood. The cost for treatment of a building is approximately \$500.00. **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.

Hotline Reminder

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 and **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, often times, return calls 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.

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, 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.

Thank you for your support,
Brookwood HOA Board of Directors

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