



Brookwood Condo Village Homeowners Association

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Spring Newsletter

June, 2013

*****MONTHLY DUES FOR 2013 ARE \$67.00*****

Mark your calendars now to attend: Thursday August 8th the HOA will have their annual meeting @ 7:00pm. This will be held at Vesper Hall 400 NW Vesper St. Blue Springs. Having the meeting here gives us a comfortable place to conduct a meeting. The annual meeting is the time when members of the HOA (all homeowners are members of the HOA) get together and voice the concerns for future and what things are coming up for the next year. This is a great opportunity to voice your input and to understand why certain things are the way they are. HOA board elections will be conducted at that time. The HOA is in need of volunteers if you are interested in serving on the board, please call the hotline at **229-1222**, or send an e-mail to brookwood_hoa@yahoo.com, to get your name on the ballot. **ALL homeowners** are urged to attend this meeting so you can participate and be informed.

Website: Brookwood has our own website now. Check it out at www.brookwoodhoabluesprings.org. Here, you will be able to keep up to date, e-mail concerns to the board, and click on various types of information. We are also now on Facebook. Look us up and ask to be a friend.

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.

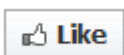
At the present rate of dues, either painting and repair of our current wood siding or replacing it with vinyl (or similar) siding is infeasible. It simply won't happen. A breakdown showing the present situation can be found on our website: brookwoodhoabluesprings.org/dues/monthly-dues-breakdown.

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. The HOA had a meeting with Owners that own more than one building to discuss this issue and to get input from owners that have multiple units. There will be more information that will be coming out real soon about this issue. . A breakdown showing the present situation can be found on our website: brookwoodhoabluesprings.org/dues/monthly-dues-breakdown check it out.

UPDATE INFO:

The HOA needs to have your current up dated contact information for owners in case there is an emergency that involves your unit or building. If you haven't done so please go to www.brookwoodhoabluesprings.org and go down and

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click on submit your emergency info on our secure website. Or call the hot line 816-229-1222 and leave it on the call notes.

The **BROOKWOOD HOA** board members are volunteers, and these are the people who answer the hotline. There is no management company. We are “self-operating,” which saves the HOA a considerable amount of money. When you have a need and call the hotline, **please leave your name, address, telephone number where you can be reached 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.

SHRUBS: The HOA has received some calls in reference to when are the shrubs are going to be trimmed... the answer to this is that the shrubs around each owner’s walkway, patio, and side of home is the home owners responsibility, and you as a home owner are required to keep all shrubs trimmed and controlled. There have been some owners that have vines out of control and growing up the side of building. If the HOA has to come out and remove these you the homeowner will be billed for removal and or trimming. Do not let anything grow up the side of the building.

REMINDERS:

We are still having issues and concerns in the following areas, and the HOA needs your help. The HOA has no other alternative then to report these issues to the City Of Blue Springs and have citations issued.

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 department for this. The City Of Blue Springs has cited several dog owners for this. Your yard is common area. If repairs are being made to your unit and your pet’s excrement has to be cleaned up before the contractors can begin their repair, you will be billed accordingly for clean-up.

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 that it is located on YOUR patio. Any damages that occur by not adhering to 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. Please take the time to pick these up and throw them away if you don’t want them, as well as any trash that is lying around. 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. 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 \$1000.00, plus the cost of annual reinspection fees for 5 years.

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4. 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 is 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. Parking on the grass or sidewalk is also a violation, and 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

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