



Brookwood Condo Village Homeowners Association

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Spring Newsletter

May 2014

→→→ **MONTHLY DUES FOR 2014 ARE \$70.00** ←←←
SPECIAL ASSESSMENT - \$80 per month (send separately from regular dues)

Annual Meeting

Mark your calendars now to attend on the annual meeting on Thursday, August 14th at 7:00 pm. This will be held at Vesper Hall 400 NW Vesper St. Blue Springs. 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 to serve on the Board of Directors. 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. You can access this information at brookwoodhoabluesprings.org/annualmeeting.

Special Assessment Passed!

The Board of Directors is pleased to announce that the special assessment proposed on February 9 of this year passed by an overwhelming 92% in favor of the measure. Beginning this June, our buildings will begin to be repaired of any rotten or damaged siding and then repainted. The special assessment is **\$80 per month for 36 months** beginning April 15, 2014 for a total amount of \$2880 per unit.

Progress of the work of the special assessment can be tracked here: brookwoodhoabluesprings.org/progress. The official order of the buildings is how the buildings are listed there as well. The specifics of the special assessment can be found at brookwoodhoabluesprings.org/dues/specialassessment.

Regular dues are due on the 1st of the month while the special assessment is due on the 15th. The special assessment funds are being kept in a separate bank account. **Send in your special assessment check separately from your regular HOA dues.**

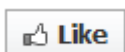
Special Assessment Progress!!

We already have the first buildings scheduled to begin being repaired and repainted for Monday, June 2. Five buildings are currently scheduled for June and July of this year. As special assessment funds continue to come in, we will schedule more and more buildings. Progress of the work of the special assessment can be tracked here: brookwoodhoabluesprings.org/progress.

Emergency Contact Information

Please go to the website, click on the "Submit Emergency Contact Info" and complete the form if you have not already. You can also go directly to brookwoodhoabluesprings.org/emergency. It is extremely important to be able to contact you or your tenants in the event of a fire or other emergency situation within the HOA.

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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 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.

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, **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.

Pet Excrement

Pet owners are responsible for picking up their pet's excrement daily. This is a city ordinance. If you have tenants living in the HOA, please advise them of this and have them pick up their pet's waste daily. It is embarrassing, disruptive, and a health and safety risk not to do so. The common area is not personal property and must be kept clean. If repairs are being made to your unit and your or your tenant's pet's excrement has to be cleaned up before the contractors can begin their work, you will be billed accordingly for clean-up.

Dog Chains

Dog chains are not to be left in the common area when not in use. Please remove them and store them properly on your patio when your dog is not on them. Dog chains can and have caused extensive damage to property and the mowers used by our lawn care contractor. Any damage that occurs as a result of a dog chain left in the common area will be the unit owner. The HOA nor the lawn care contractor will be responsible for such damages.

Shrubs

It is the individual homeowner's responsibility to maintain and trim the shrubs around each unit's walkway, patio and the sides of the building adjacent to a unit. Keep shrubs and vines from growing up the side of our buildings. Allowing this can cause damage to the exterior integrity of a building. If the HOA has to come out and remove vines growing on the side of a unit, the homeowner will be billed for the removal or trimming.

Thank you for your support,
The Brookwood HOA Board of Directors

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