



Brookwood Condo Village Homeowners Association

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brookwoodhoabluesprings.org • brookwood_hoa@yahoo.com



WINTER Newsletter

December, 2012

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

The covenants allow the board to increase dues by up to 5% without a vote of the membership. Therefore, **effective January 1, 2013, the monthly Homeowner Association dues will increase from \$63.50 a month to \$67.00 a month.** For those who use online banking, please adjust your payment information accordingly with your bank or credit union.

With winter approaching us, the following is a reminder:

- 1. 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, You as the homeowner would be responsible for the treatment. There are several owners that have their wood stacked in one of these areas, this must be moved immediately. 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
- 2. Fireplaces:** if you use your fireplace, please make sure it is clear of any debris and have your fireplace cleaned, this is not only for your benefit but for your neighbors benefit too.
- 3. Snow Removal:** snow will be removed from sidewalks when 3" or above of snow is accumulated. This does not include driveways.

Brookwoodhoabluesprings.org – Our New Website

We are pleased to announce the launch of our new website 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 pages for lenders and owners insurance provider to see what the HOA provides. 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.

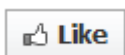
Please send us feedback at: brookwood_hoa@yahoo.com and visit the website to view the dues breakdown.

Emergency Contact Information

Due to a recent emergency situation within the neighborhood regarding a fire, we need for all owners to go the website and submit emergency contact information. So the HOA has an update contact number for you. 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.

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

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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.

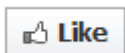
Trash Containers: Please do not put your trash out prior to your trash pick up day (you can put the trash out the evening before). Remember per Blue Springs City code, your trash needs to be **within 5 feet** of your garage door on trash day. Do **not** put your trash at the curb. Home owners please advise your tenants. Trash companies are aware of this law. The city has cited several homeowners for not abiding by this law.

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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