



BROOKWOOD HOMEOWNERS ASSOCIATION



P. O. BOX 983 BLUE SPRINGS, MISSOURI 64013 USA

Phone 816-229-1222

Spring Newsletter May, 2011

The Latest

Facebook and Twitter

You can now find our homeowners association on Facebook and Twitter. The Board of Directors has recently started a Facebook page and Twitter account for the association. Search for "Brookwood Condo Village HOA" on Facebook and click "Like" to receive timely notices and friendly reminders in your Facebook news feed. On Twitter, search for @BrookwoodHOA. The same basic information will appear on both social medium. You'll receive updates pertinent to our HOA, the neighborhood, the city of Blue Springs, and, occasionally, the KC metro area.

Upcoming Annual Meeting

Please make a note to attend the annual meeting Thursday, August 11th at 7:00 pm. Meeting attendance is important and shows that you care about your property. The annual budget is discussed and other current relevant issues facing the HOA. Also the future direction of the HOA is discussed. An important way to help shape the direction of our HOA is to serve on its board. Serving on the board is voluntary but very important. Consider volunteering to help make our neighborhood better!

Current Issues

Brookwood Condo Village HOA vs Brookwood Village Rental Office

The Brookwood Village rental office has notified us a number of times about calls they have received regarding issues from our member homeowners. The Brookwood Village rental office is NOT associated with the Brookwood Condo Village HOA. The Brookwood Condo Village HOA is often shortened for just "Brookwood HOA." That is us! Be sure whom you are calling if you have an issue. Our hotline number is 816.229.1222. This will take your message. You will not be able to contact a live person, this number is a call notes line which is a message only. For unit maintenance issues, press 1. For issues regarding HOA dues, selling or buying a unit, or any other financial matter, press 2. Please leave your name, address, and contact number that you can be reached at in the evenings. A brief, descriptive message is all that is necessary. The *volunteers* who answer the hotline have full-time jobs and will return your calls in the evening.

HOA Covenant Compliance Issues

Boats and vehicles are not allowed to be stored in driveways. These noncompliance issues are not only HOA covenant violations, they are violations of the city of Blue Springs. The HOA covenant states that no vehicle, boat, or trailers, can be stored on the property including vehicles with flat tires, vehicles with expired license plates, vehicles with tarps on them, parked in driveways. Parking on the grass and sidewalks is also a violation of the HOA covenant and the City of Blue Springs. These violations will be reported to the city and a citation and fine from city may ensue.

Firewood Storage

If you keep firewood stored for any reason, do not keep it inside your garage, up against your building, or against divider fences. Firewood stored for long periods of time attract termites. If you neglect properly storing your firewood and termites are found in your unit as a result, you will be held responsible for the treatment and billed for it by the HOA.

Pet Owners

The City of Blue Springs ordinance states that pet owners are responsible for their pet's excrement. If you own a pet , ***you are responsible for your pet's excrement in the common areas.*** *All area that is grass is common area, there are no private yards in the HOA.* You must pick up your pet's excrement and dispose of it daily. Additionally, if repairs are being made to your unit and your animal's excrement has to be cleaned up before the contractors can begin the repairs, the city codes enforcement will be notified and a citation will be issued. If your unit is a rental property, both the renter and the owner will be cited.

Dog Chains

Damage caused by dog chains to trees and mowers will be billed to the homeowner. Do not leave unused dog chains lying in the common areas where the lawn service may run over them and damage their mowers. Do not tie dogs to trees using dog chains.

Trash

We all get those weekly newspapers, flyers and phonebooks are thrown in our driveways from time to time. Take pride in where we live and take a minute to pick them up and put them in a suitable receptacle if you know what we mean. If you see any litter, do us all a favor and find a proper receptacle for it as well. Let's keep our neighborhood clean! Remember that on trash days to put your garbage bins out ***within 5 feet of your garage door only, not on the curb.*** This is per Blue Springs city code. Do not put your garbage bins out until the evening before trash day. Trash containers are not to be located in the front of your building except on trash pickup days.

Reminders

Citations

Homeowners who rent your units out to tenants, please advise them of the above issues. Also be advised that if the city issues a citation for a code violation, not only will the renter be cited and fined, but you, the owner will also be cited and fined. Rental tenants are just as responsible for the upkeep of our community as an owner is.

HOA Service Reductions

Because of the failure to pass the increase of monthly dues last year at the annual meeting the following cutbacks have been implemented:

- **Shrubs:** homeowner's are responsible to keep their shrubs trimmed and kept maintained.
- **Lawn treatments:** The number of treatments to the lawn have been reduced.
- **Snow removal:** snow will be removed from only the sidewalks at 3" or above.

If you have any questions, please call the hotline at (816)229-1222 and a **volunteer** will return your call.

Brookwood Village Homeowners Association
Board of Directors