



BROOKWOOD HOMEOWNERS ASSOCIATION

P. O. BOX 983, BLUE SPRINGS, MO 64013

Phone 816-229-1222

brookwoodhoabluesprings.org



Spring Newsletter

April, 2012

*****MONTHLY DUES FOR 2012 ARE \$63.50*****

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.

Mark your calendars now to attend: Thursday August 9th the HOA will have their annual meeting @ 7:00pm. This will be held at Sports City meeting room. 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. 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.

Last Roof Installed: The HOA would like to announce that our roofing project was completed this month. The last remaining roof has been installed. Now, all 32 buildings have new asphalt shingle roofs and there are no wood shingle roofs left in our complex.

Satellite Dishes: at the first of the year the HOA sent out a letter advising those who have satellite dishes, (working or not working). Due to the damage done by some dishes on the siding, it is now **required** to have your satellite dish installed on a pole (you can go to the website and see the only two approved methods to be installed). With some going from one satellite company to another company there are a number that have been left on the buildings that are no longer working. If you have not taken care of this as requested, they will be taken down and your satellite service will be interrupted, and you, the homeowner will be charged for the removal. If you are a homeowner that rents your unit out you need to inform your renters (in the covenants it states no satellite dishes but the board is trying to keep up with the times and realizes that people use satellite services.)

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.

REMINDERS:

Cutbacks: As many will remember, due to limited funds we had to make some cutbacks last year. These continue, and include:

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

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We are still having issues and concerns in the following areas, 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 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 \$500.00.

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

Brookwood HOA
PO Box 983
Blue Springs, MO 64013

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