
To: Brooke Meadows HOA Members
From: Brooke Meadows Board Members
Date: May 4, 2023
Subject: Brooke Meadows Community Update

Brooke Meadows HOA Members,

Hope all is well.

Below is information regarding our pool opening and other matters.

Website

Currently, the Brooke Meadows website (brookemeadowshoa.org) is down. We are working to have the issues corrected and hope to have it up and running shortly. In the meantime, if you need to contact the Board, you may do so by emailing the Board Secretary, Annette McKenna, at jcgirl68@yahoo.com. Thank you for your patience.

Community Pool

You may have noticed that the pool cover is off and the pool deck is starting to shape up. However, we are still in the preparation stage of getting ready for the pool season. The pool is scheduled to open on Friday, May 26, 2023, at the start of Memorial Day weekend. The opening depends on whether we pass the county safety inspection and are issued a season permit. Until you are notified that the permit has been issued and the pool is ready, no one is permitted to swim or hang out in the pool area. It is against county ordinances and the community can be fined. Please share this information with your entire family. Should you see someone at the pool, for their own protection, please do not hesitate to let them know that the pool is not ready (high chemical content) and it could be harmful. If you prefer, just contact an HOA Board member immediately.

Before the pool season begins each homeowner will receive detailed information, including pool rules for the 2023 pool season. In the meantime, if you require keys or wristbands, contact our management company, Prestige. New homeowners are given keys at no cost, however, if you require replacements, there is a charge.

Architectural Control - Request Form (ARF)

Spring brings about thoughts of outdoor home improvement including additions such as outdoor buildings/sheds. As a reminder, per our governing documents, **all** subsequent outdoor projects should be submitted in writing for approval before work or construction begins. This can be accomplished by completing an Architectural Request Form (ARF) which can be found both on Prestige Management Group's website at [Brooke Meadows | Prestige Management Group](#) and on the Brooke Meadows website. Having an approved ARF is not only required, but is for your

protection, as it will prevent expensive modifications, tear-outs, or complete restarts if the outdoor modification does not meet governing standards. More information on architectural control can be found in Article IV Architectural Control Sections 1 thru 7, also accessible on both Prestige's website and the Brooke Meadows website.

Community Yard Sale

There is a community yard sale scheduled for Saturday, May 20, 2023, from 8:00 am to 1:00 pm. The event will be posted on Craigslist as a neighborhood event. In order to make this a successful event, we ask that each homeowner that wishes to participate, also share the yard sale information on their social media. The clubhouse parking lot will also be available for set-up/selling. If you do plan on using the clubhouse parking lot, we ask that you **do not** set up the night before, leaving your items unattended.

Covenant Compliance Reminders

As you know, our community is governed by covenants, conditions, and restrictions (CC&Rs). We would like to remind our residents of possible issues in relation to our CC&Rs, especially after this long winter and the damage the storms may have brought to your homes.

- Mold/mildew/algae on the home should be cleaned
- Damaged Vinyl Siding - Missing and/or hanging should be repaired/replaced
- Damaged Roof and/or missing shingles, should be repaired/replaced
- Fence Maintenance - damaged, leaning, missing slats, cleaned and re-stained
- Damaged/Faded and/or missing shutters should be repaired/replaced
- Missing and/or hanging gutters should be repaired/replaced
- Missing and/or ripped porch screens should be repaired
- Landscaping – All lots must be landscaped within 30 days after occupancy of a dwelling
- Landscaping Beds and Yard Maintenance: Lot owners and residents are required to keep their properties free of excessive weeds, and overgrown grass/bushes and remove dead shrubbery and trees.
- Mulching/Chipping of landscaping beds
- No boats, trailers, tractor-trailers, motor homes or mobile homes, or inoperable, uninsured, unlicensed vehicles shall be parked on or in front of any lot unless parked inside an enclosed garage area.
- All cars or other vehicles must be parked in the garage or on the driveway. Any vehicle parked in the driveway must be licensed, insured, and operable. No vehicles should be parked on grassy areas.
- Outdoor antennas shall be affixed to the dwelling, in a color that blends with its surroundings and in a location least visible from the street (front of home not permitted)
- Mailboxes Maintenance – Mailboxes are to be uniform in design and color. No broken mailboxes, bent posts, numbers missing or in need of a fresh coat of paint. Numbers on the mailbox are also a requirement of the United States Post Office, even if you have numbers posted on the house.
- No sign of any kind shall be displayed to the public view on any lot except for one professional sign advertising the property for sale or rent. This also excludes security alert signs, temporary open house signs, and wireless dog fence signs.

- No trampolines shall be placed upon any lot unless shielded from all views.
- Trash cans should not be stored in front of the home but in the backyard, beside the house, or inside the garage.
- Holiday decorations should be removed within 30 days after the holiday.

In addition, we would like to ask the community to help in the prevention of vegetation creeping onto the road from your property line. This will be helpful in extending the life of our community roads. These cracks mar the appearance of the community and the vegetation can increase the size of the crack. Within the coming weeks, there will be an inspection conducted of the neighborhood. With real estate buying and selling season in bloom, we thank you for helping to keep our community looking its best to potential buyers.

Many thanks.

Brooke Meadows Board Members