Sunny Brook Farm Newsletter

www.sunnybrookfarmshoa.com July 2013

WHAT’S NEW?

Going GREEN!

Sunny Brook Farm’s website and email address is now LIVE and ready to serve you.

The subdivision spends a minimum of $70 each time we mail something to the residents. We feel this expense can be cut out of our budget by using a website to keep you informed. The website is designed to make the things you need assessable, when you need them, at a minimal cost per year to our HOA. Visit our website often at [**www.sunnybrookfarmshoa.com**](http://www.sunnybrookfarmshoa.com)for ongoing updates.

Stay connected!

Do you want to receive emails with updates about your neighborhood? If so, send us an email at **sunnybrookfarmshoa@gmail.com** and include your name and lot #. Or, use our new email address to ask the trustee’s questions, send suggestions, or to alert the trustees of any residents who might be in violation of our indentures. We hope you find this method of communication helpful and more flexible for everyone’s personal and work schedules.

No parking on our streets!

Emergency vehicles and RV’s cannot safely maneuver through our streets if they are lined with cars. Please refrain from long term or overnight parking on our streets. Parking on the streets poses a safety issue for our children when they play outside.

Violators will begin to receive notices and a $10 per day fine will begin to accumulate if the problem persists and until the issue is resolved as outlined in our indentures under Article IV Assessments and Enforcement Section 9 and Article V Indenture of Restrictions Section 3. If you do not have a copy of the indentures, you may visit our website to view or print a copy for your records.

Subdivision meeting is scheduled for July 18, 2013 at 7:00!

All homeowners in good standings are encouraged to attend the subdivision meeting that will be located at the Rock Community Firehouse on Telegraph Rd.

At the meeting, the trustees will propose and discuss the need for a **$360** special assessment per homeowner. Your vote is important! Please attend in person to cast your vote or mail in the enclosed absentee ballot no later than July 18, 2013.

If the special assessment passes, we will have THREE easy consecutive payments of $120 per month. City and Village will manage the billing and collections of this onetime $360 special assessment.

Collapsed Pipe

A collapsed drain pipe and damaged sewer on Sunny Brook Court will be a very expensive repair, as outlined in the June Newsletter. The price of the repairs will cost the subdivision a minimum of $32,000, assuming there’s no unexpected damage. The damage to the homeowner’s yard has increased in size due to all the rain we’ve been receiving and the sink hole is creeping closer to their deck. If we do not fix the problem we will also have the expense of those added repairs. Visit our website for images of the damage. (Images were provided by Spencer Contracting)

**City & Village Tax Office**

The collections for all delinquent and future dues have been turned over to CVTO and will be your contact to answer questions regarding subdivision dues, special assessment fees, liens and delinquent HOA balances.

They can be reached by calling 314-739-4800. Office hours are Monday through Friday, 7:30 a.m to 4:00 p.m