

Sunny Brook Farm Newsletter

July 2014

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Annexation Did Not Pass

Based on the facts that was presented to you by the trustees, and the letters left on your door by a resident that is very passionate about the annexation, our subdivision will remain as unincorporated Jefferson County.

As we reported in our letter that was mailed to everyone's homes, the City of Arnold required 100% of yes votes. These votes had to come from not only the residents of Sunny Brook Farm, but the homes at the beginning of our subdivision that are not affiliated nor pay association dues to Sunny Brook Farms HOA. The votes received for the pre-annexation poll was as follows:

YES Votes - 27 total

NO Votes - 16 total

Caught in the Act

A trustee witnessed a resident going above and beyond. A couple months ago a resident saw the financial strain our subdivision is in and decided he wanted to help. So, this resident voluntarily filled the large pothole where Sunny Brook Dr and Kleinschmidt comes together. His act of kindness is just one example of how our community can come together and get things done.

We also want to draw attention to those residents that have been affected by the reduction of lawn service in some of the common ground areas. Your support and assistance in maintaining those areas is appreciated.

The trustees want to publically thank these residents for their help, generosity and support. Thank you!

Delinquent Homeowners

We currently have 16 residents who owe money to Sunny Brook Farms HOA totaling \$17,939.38 as of a statement from CVTO dated 5/19/14.

City and Village Tax Office is working with attorneys to pursue lawsuits with seven homeowners who owe for past assessment years that range between 2006 to 2014.

Trustee News

The Board is sad to announce that Trustee, Matt Tosh, has stepped down due to some unexpected work commitments and the uncertainty of his future as a resident in our subdivision. We are saddened by his discussion but are honored to have worked with such an amazing person. We wish Matt the best in his new career opportunity.

Help Wanted!

Our indentures state we should have five trustees on the board and with Matt Tosh stepping down as trustee, we are in immediate need for two residents to step up and fill these seats.

Your help is needed. Duties may consist of monitoring the subdivision's email account, maintaining the subdivision's website; attend board member meetings to discuss new topics as needed (which are usually several times a year), and assist with requesting bids on lawn service, snow removal and street repairs, etc.

Common Ground Maintenance

We have drastically reduced the cost of common ground maintenance this year by an estimated 2/3 the cost of what we were spending. We averaged about \$300 a month in lawn service in years past and our current May statement was for \$105.

Fire Lanes and parking on the street

Due to several concerns from residents about the parking on the streets, the trustees have met with the Rock Community Fire District Marshall. They evaluated our parking issues and the location of each hydrant to establish where fire lanes should be located throughout our subdivision. Parking on the streets could interfere with emergency vehicles trying to gain access to our homes upon responding to an emergency call and is a direct violation of our current indentures. Please remove your vehicles from street parking!

More details will follow upon a report from the Fire Marshalls.