

# Sunny Brook Farm Newsletter

OCTOBER 2014

## Subdivision Meeting Update

Our recent subdivision meeting had a jammed packed agenda. If you were unable to attend the meeting, you can visit the website to view all the documents that were available that night.

## Subdivision Meeting *"Forum Change"*

Having a subdivision website gives each homeowner a place to view current updates and have access to various documents. The trustees don't feel it is necessary to have an annual subdivision meeting to discuss only the updates that have occurred throughout our subdivision since that is what the website and newsletter was indented to do.

Going forward, the trustees propose to call for a subdivision meeting **ONLY** when it is necessary to discuss a *"specific topic"* that would require the homeowner's input and votes so the trustees can accomplish whatever major project we're working on. We hope you find the new subdivision meeting forum to be informative, productive and sensitive to everyone's limited time.

## Help Wanted!

Sunny Brook Farm is in immediate need for **two** to **three** residents to become a trustee. We meet about 3-4 times a year and sometimes more if topics or projects dictate so.

Some of the routine duties that are divided among the trustees would consist of monitoring the subdivision's email account, maintaining and updating our website; and acquire bids for lawn service, snow removal and street repairs. Occasionally, there are major projects to work on but this is done as a team.

Remember: No parking on our streets!

Parking violators will be notified and a \$10 per day fine will accumulate until the issue is resolved, as outlined in our indentures. If you do not have a copy of the indentures, you may visit our website to print a copy for your records.

## Street Repairs!

The trustees are operating on a very limited budget so thankfully a homeowner; whose professional trade is in concrete work, told us the streets can be repaired instead of replacing them at this time. We were relieved to find out the cost of materials was less than \$300 instead of spending \$2,500 (or more) to replace each street pad that has a pothole. The majority of the repairs needed were on Sunny Brook Drive and Sunny Brook Court. We're pleased to report the rest of the streets were in decent condition only requiring minor patches or sealing.

## Thank you

The Trustees want to personally thank the residents that volunteered to assist the trustees with patching the potholes, sealing cracks and replacing STOP signs. Their help was greatly appreciated and a BIG cost savings to the HOA funds! **A great BIG THANK YOU goes out to...**

1. Bill Sabourin
2. Carl Waekerle

## Continued....

### Snow Removal

All of the trustees are bracing themselves for another expensive snow removal year. We can only hope not; but we all know "Mother Nature" is unpredictable.

During last winter's snow fall, many residents expressed their concerns about the condition of our streets. We agree with you concerning the challenges we experienced last year. We will continue to work to find a company that is affordable and provides good service.

Four bids were requested and one of the bids is the same company that plows Apple Valley Farm subdivision.

Each company we contacted expressed the rising costs of "chemical salt". We don't expect the bids to be below \$2,500 - \$3,000 each time a company comes out to plow and apply salt.

### Be on the Lookout

Your help is needed to report to the trustees or law enforcement any suspicious activity. Some homeowners have had some recent incidences occur that shouldn't go unreported. Thankfully they notified either the Jefferson County Sheriff's department or a trustee so we can inform the rest of the homeowners.

In recent months, one homeowner experienced an attempted burglary in progress while they were home. The intruder tried to enter through their back door but got spooked when they noticed someone in the home.

Another suspicious activity monitored was unfamiliar cars routinely parked in front of their house and people jumping their fence to access the street behind them.

### Neighborhood Watch!

We purchased two Neighborhood Watch signs, one for each entrance of the subdivision. Once we receive them, we will do our best to get them installed as soon as possible.

### Current HOA Balance

Our account balance as of 8/31/14 with City and Village stands at \$12,148.00. We will do our best to add the Expense and Disbursement report from City & Village to our website as often as possible.

### Fire Lanes

At the July 21, 2014 meeting, the trustees proposed an amendment to add a Fire Lane policy and change the current street parking policy. If passed, the indenture change would allow parking on the streets but only on the opposite side of the designated fire lanes in addition to a couple vehicle parking restrictions to be added to the amendment. The consensus of the "preliminary vote" at the meeting showed all but one homeowner was in favor of the change. (Signatures were collected supporting this pre-vote)

The Rock Community Fire District Marshall identified the location of each hydrant and recommended where the Fire Lane sign would be placed.

### **NOTE: THIS IS IN THE PLANNING PHASE ONLY.**

Nothing has been changed at this time; continue to follow the current guidelines of our indentures until further notice.

We will continue to work on this project as there is a lot of ground work that still needs to happen. These changes will take time and money to implement but when we have everything together to present to the homeowners, we will call for a subdivision meeting to present the changes. You will then be allowed to cast your votes at the meeting.

### New Stop Signs

We purchased four new stop signs which will be installed soon.