

BSOA SPRING MEETING NOTES 4/28/2016

SPRING REGIMEN **NEW EACH SPRING, THE ASSOCIATION WILL DO AN INSPECTION OF THE 5 THINGS OF WHICH IT IS RESPONSIBLE**

DRAFT FOR APPROVAL

ASSESSMENTS **NEW THIS COVERS ANY DAMAGE TO GRASS, TREES, OR ANYTHING THAT WOULD COST THE ASSOCIATION MONEY TO REPAIR OR REPLACE OR WOULD COMPROMISE THE HAPPINESS OR SAFETY OF OTHERS.**

CONTACT US AT

briargatesoa@gmail.com

(please remember to include your name and address)

The Spring Briargate Second Owners Association Meeting was held on April 28, 2016 at Lowe Park Pavilion. There were 20 residents present for discussion and questions.

The approval of the minutes of the November 12, 2015 meeting was waived as copies were emailed or mailed to each homeowner shortly following the meeting. There were no additions and only one correction offered by Lois Grimes. That correction was related to the nomination of Sue Green as Secretary. She was nominated by Barb Holt, and seconded by Kay Feller.

Association dues are current with no one late in payment of their dues. There are currently 69 residents using ACH.

The next meeting will be held in November, 2016. Residents will be notified as to the date and location at a time well in advance of the meeting.

Old Business: Notes about vendors, meetings, and the Spring Regimen

Spring 2016

Lawn care:

- New crews need time to become familiar with layouts. They have been reminded to be mindful of blowing grass from sidewalks and porches.
- We are vigilant about when mowing needs or does not need to be done.

- The association asks that we protect the trees in our immediate areas by watering them during dry periods over the summer. A 5-gallon bucket full of water can make a difference.

Snow Removal:

- Under extreme ice and blowing snow conditions, our vendors do the best they can. We are in direct communication with the vendor to assure that all is being done that is feasibly possible.

Water Heaters:

- We have residents that have replaced water heaters due to corrosion. A corroded water heater will flood your basement. In Marion, it is necessary to replace a water heater every 4-8 years. We recommend you schedule an inspection.

Spring 2016

Meetings:

- The bylaws require an annual meeting. At the request of the majority of home owners present at the November 12, 2015 meeting, we will hold two meetings per year as long as the participants can conduct themselves in an orderly manner.
- Meetings will continue to be informational. Questions or situations that arise between meetings should be directed to our email inbox, briargatesoa@gmail.com

****New Business****

Spring Regimen: The BSOA will hire vendors each Spring to conduct inspections to assure that the 5 things the Association is responsible for maintaining is in good order. Those 5 are: Weather or vendor damage to the following:

1. Roofing
2. Gutters
3. Flashings
4. Garage doors
5. Siding

Vendors will power wash the mold that has grown on the north side of our buildings. Damage caused by snow removal will be repaired.

All other problems such as vents, windows, doors, sump pumps, killing wasps, TV and internet cable, satellite dishes, etc are left to the homeowners.

ASSESSMENTS

IT WILL INCLUDE ANY DAMAGE TO GRASS AND TREES, AS WELL AS ANYTHING THAT WOULD COMPROMISE THE COHESIVE APPEARANCE AND HAPPINESS AND SAFETY OF OTHERS.

Pets: Pick up after your dog. It's just common courtesy and part of being a responsible pet owner. Cats, as well as dogs are not allowed to roam freely about the common areas.

Fire Pits: Must be 25 feet from any structure (City Code). Grills of any type are not recommended on decks or porches. There should be no grills on enclosed porches.

Parking in the street: Our streets are not city streets. They are much narrower and a car parked in the street is a hindrance and a nuisance to others. There should be no cars parked on our streets overnight.

Inappropriate storage of personal property: Bicycles, swimming pools, pots and containers after the growing season need to be stored in your garage or basement.

Birds' nests in fireplace vents present a fire hazard. Those need to be cleaned out and a wire cover should be installed. Additional measures may need to be taken to prevent them from becoming a nuisance.

Maintain landscaping in rock areas. Keep your area free of weeds, old pots, dead plants and debris. Plantings should not impede mowing and trimming.

Trash and Recycle Containers: Trash cans must have an attached lid and recycling bins must have a locking lid. If you have too much recycling and the lid will not lockdown, you have too much in the container. Either keep it for next week, or take to the Marion Recycling Facility. Please store your trash and recycling receptacles in your garage.



Notes about Assessments

2016

Experience has proven getting resolution to some on-going issues is nearly impossible. Most residents continue to be considerate neighbors and good citizens. There are a few that seem to have issues that continue to create problems and effect the happiness of others. For example, the problems created when a pet owner does not pick up after their dog or allows their dog to urinate in a small grassy area causing the grass to burn out. The bylaws authorize us to charge assessments for such repeated violations.

1. First offense, an email stating a time frame to correct the problem, and an assessment of \$25 if the problem is not resolved within the time frame stated.
2. The assessment will double each time a problem has to be addressed. \$25; \$50; \$100, etc.
3. If assessments are not paid, we are prepared to involve collection agencies or pursue other legal measures, if necessary.
4. If the offender lives in a rental unit, we will assess the unit owner.
5. We have and will continue follow a legal precedent.

Additional Tips Not Covered in the Meeting

1. Feel free to stroll through the green areas around our buildings. These areas are shared by all and can be enjoyed. Get off the sidewalks!! Take a walk!
2. If the side of your building has utility boxes that are missing covers or if you have wires that are laying on the ground, please call your internet carrier to inspect your cable box and secure wiring.
3. If you have landscaping edging that is popping up, please repair it. It will only become worse.
4. If you have a wooden deck, you will need to apply a good quality stain at least every two years. Remember to cover all surfaces on the inside, the outside, the floor, and the posts. Colors should be light to medium brown tones.
5. Walk-out patios, porches, and areas under decks should be free of unused or broken furniture, unused or broken pots, children's toys, or dog kennels.
6. Christmas trees, dry wall scraps, and scrap metal do not belong in our garbage pick-up items. We have 3 facilities for additional trash within 1.5 miles of us: Marion Iron, Marion Recycling, and the Marion Landfill.