

**Brookhaven Homeowner's Association**  
**MEETING AGENDA**  
**13 April 2015**

**Call to Order and Welcome-**

-Dean Downie: Discuss Order of Business

-Isaac Howard (Mayor of Margaret) David Parrish (Margaret Fire Chief) discuss looking for Fire Department Volunteers.

**-OLD BUSINESS**

**-FY 2015 Officer Elections-** No other residents contacted the HOA Officers to run for office. Steve Perry stepped down as HOA Secretary and Miranda Tortorice Volunteered to take over the position. Since there wasn't any opposition, the 2015 Brookhaven Officers are:

**-President: Dean Downie**

**-Vice President: Matt Tortorice**

**-Treasurer: Diana Downie**

**-Secretary: Miranda Tortorice**

**-HOA Committees:** We are still looking for residents who are willing to assist by joining one of the committees listed below. If you are interested please contact one of the officers:

**-Beautification Board**

**-Architectural Review Committee**

**-Christmas Party:** Once again we had the Lunch with Santa for residents and Santa gave out little gifts for the kids. Landmark BBQ catered lunch. Due to poor turnout and lack of participation we will not likely have a catered party this year.

**-NEW BUSINESS**

**-Road Repairs:** Roads within Brookhaven that have been accepted and belong to the City of Margaret are Brookhaven Drive, South Haven Circle, and Small Lake Road. All other roads belong to an unnamed private party or unknown developer. The HOA has no oversight or responsibility for repair of roads. Any questions regarding the roads should be addressed directly to the City. Monthly City Council meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the Month.

**-Safe Shelter:** The Safe Shelter originally discussed last year is currently indefinitely. Questions should be addressed to the City of Margaret.

**-Mailbox lights:** If your home is located in the sections of Brookhaven that have the lights on the mailboxes, then they are required to be maintained and on at night. The Covenants and Restrictions specifically state: In order for uniformity of appearance, only those mailboxes and lamp posts approved by the Architectural Review Committee (ARC) may be used. All mailboxes will be equipped with dusk to dawn electrical light.

**-Arm Bands:** Armbands will be passed out to those residents/homes that are current on the FY 2015 dues. Additionally, arm bands will only be issued to the number of individuals that live within the home and are at no time be "loaned" out to other individual outside the home. We will not mail out armbands due to security reasons.

Additionally, we cannot hand deliver armbands due to the number of homes. Each HOA Officer will have armbands to issue as well as issuing armbands at the initial pool opening.

**-Basketball Court and Pool Areas:** The use of these areas require armbands to be worn. Residents are authorized to bring (2) guests per home and must be present at all times when their guests are utilizing the amenities. Additionally residents are responsible for the behavior of the guests and are to ensure these areas are maintained clean. We do not have cleaning crews or personnel available to clean up. Volunteers welcome. If not it will be secured for a period of time to reiterate the rules regarding cleaning up the court area. The HOA will be looking into adding a screen material to provide more privacy at the Basketball Court as well as looking into replacing the existing playground at the clubhouse with a more industrial type play set.

**-Covenants and Restrictions:** By purchasing a home within Brookhaven, you are legally bound to adhere to all regulations. These regulations are not to punish anyone but to help maintain the neighborhoods appearance and property values. We still have those that refuse to comply and have stated that the HOA is picking on them for enforcement. Failure of those to comply will leave HOA no further option but to take legal action including liens placed against the home for failure to pay HOA Fees are turned over to the HOA Attorney's Office to commence legal proceeding. Unfortunately we had to place 6 liens on 6 homes last year. Continuing violations include:

**-Boats/Trailers stored on resident lots.** Covenants and Restrictions require these to be stored in an enclosed structure. (i.e. Garage)

**-Adding Structures/Fences:** Any structure added on a resident's property must be approved by the HOA Architectural Review Committee (ARC) prior to commencing building. Failure can result in the new structure having to be removed. The ARC is charged with ensuring all new structures conform to the Architectural Design of the Neighborhood as well as ensuring easement and setbacks are not violated.

**-Use of Amenities (Pool/Clubhouse/Basketball Court/Pavilion/Lake):** All residents who are in "Good Standing" for the current Fiscal Year are authorized to utilize the HOA Amenities. Definition of "Good Standing" is defined as those residents who are current on their HOA Fees and are not in violation of any Covenants and Restrictions. Those residents that are in "Good Standing" will be issued colored armbands (Colors change every year) and must be worn while utilizing the amenities. Those who do not have their armbands will be required to leave.

**-Club House rental:** The cost of renting the clubhouse has been increased from \$40.00 to \$50.00. The deposit of \$60.00 is the same. We have had several instances last year where the clubhouse was not properly cleaned after the event. If the HOA Officers have to clean up anything after the event the \$60.00 deposit will not be returned.

**-Pool Rental:** Policy is that the pool cannot be rented more than 2 times in any month total and rentals will not commence until the month of June. Additionally, these rentals do not commence until 6:00pm and secure at 10pm. There will be an

additional \$20.00 cost for total of \$70.00 to rent the pool and clubhouse.

**-Pool:** We are purchasing new chase lounge chairs to replace the ones that have been damaged or worn out.

**-Open floor for residents to speak- Reminder we will not be discussing the Roads within Brookhaven Subdivision or the Safe Shelter.**

#### **Discussion included:**

-David Parrish, Fire Chief, needs volunteer/recruits and donations. His contact number is 205-629-3091

- Hillcrest and Hunter Crossing have storm shelters. North Valley will be getting a double shelter.

-For problems in the neighborhood please call dispatch 205-629-3333.

-Construction is allowed from 6am-6pm. Call the City of Margaret if there are issues. 205-629-5501.

-Brookhavenofmargaret.com is the neighborhood website. There is a forum, small classifieds, post for concerns (these are approved before going live on the website), also a place to register. You must register before you can post.

- Email addresses for HOA Officers are:

president@brookhavenofmargaret.com

vicepresident@brookhavenofmargaret.com

treasure@brookhavenofmargaret.com

secretary@brookhavenofmargaret.com

-Will have a pdf on website for finance report

-Please help keep up yards, even on foreclosures, and you are responsible for your easement as well.

-The Brookhaven Lots & Association own the Club House land. Bobby Smith owns the deed to the land with the Brookhaven signs on them. He has paid the taxes up on that property.

-Margaret is the 3<sup>rd</sup> largest city in St. Clair County and is the #1 safest city in the state of Alabama.

-Trash service is up to change and hopefully at a lower cost.