

July 2023

BREWER FARMS CONDO ASSOCIATION NEWSLETTER

Co-Owner voting ballot

At the Annual Co-Owner's meeting on May 18, 2023, the quorum of owners unanimously approved a vote to move forward in building our reserve fund to be used for long term refurbishing, maintenance, and repair of the property. Currently, the reserve fund is severely underfunded and needs to be built up to handle future projects. The reserve fund requires Board approval to be used.

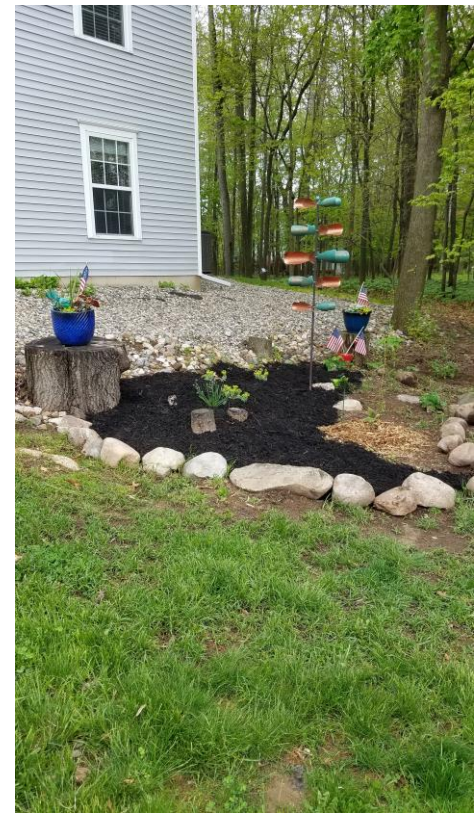
A buy-in is typically paid by the buyer. However, the seller is able to negotiate which party pays for the assessment: buyer, seller, or realtor.

Approval is required by 2/3 of Co-owners (one vote per address) for members in good standing. Co-owners received a voting ballot on Thursday, June 29. Those ballots must be returned to the Dropbox, Bldg, D, lower level, by Tuesday, July 11, 2023 at 8 AM. It is very important that you use this opportunity to vote.

A failed vote will result in increased fines/fees/assessments, to be determined to generate needed funds.

DUMPSTER FOR RECYCLING

BFCA is offering a convenience to the community by having a recycling opportunity at our disposal. However, this dumpster is being grossly misused. Did you know that any unlisted trash in the recycling bin (such as plastic bags of trash, McDonald's wrappers, kitchen waste, etc.) pollutes the whole recycling process? There is a list of accepted items on the dumpster. If any other items are included, the recycling company must discard the entire contents of the dumpster. If our efforts at making this available continue to be misused, we will have to eliminate this option. Thank you for your cooperation.



SUPPORT OUR MARSHALL AIRPORT!

The third Saturday of every month, there is a great pancake breakfast served in the hanger. Come out Saturday, July 15, and enjoy the coffee, eggs, sausage, and pancakes breakfast with friends!

NEWSLETTER NOW AVAILABLE ONLINE AT WWW.BREWERFARMSCONDOS.COM

DOG OWNER ETIQUETTE

Please be reminded that dogs are only allowed in Brewer Farms if the owner has registered the dog as a comfort/support animal with New Horizon

Please be courteous to your neighbors by using a poop scoop, rinsing posts, stairs, sidewalks (accidents do happen). In fact, please do not allow dogs to use sidewalks, stairs and building areas to relieve themselves. In addition, all dogs must be on a leash when in common areas.

DISCUSSION ITEMS FROM JUNE BOARD MEETING:

- Please keep the entry ways of our buildings clear of items. Bicycles, baskets, walkers, should be stored in our homes or garages. The cleaning crew cannot clean if there is clutter. If questions, please consult Article V1, Section 13 of association by-laws.
- Parking lot/driveway for buildings F and G will be receiving asphalt late July.
- There will be removal of large shrubs and some plants as continued efforts at landscaping take place.
- Champion Power Washing will be on site the week of July 10. They will be washing buildings E, G, J, K, and L. Weather permitting, they expect to be done by Wednesday. All residents of those buildings are encouraged to close windows and remove patio furniture or other items that may be damaged by spray. This will include the washing of the entryway large window.
- Solicitors must obtain a permit from the city to solicit anywhere in the city. Soliciting is discouraged in Brewer Farms
- Article V1, Section 12 of association by-laws Landscaping: "No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers without prior written approval of the Association." Co-owners on the first floor may plant items in moveable pots.
- HOA fees are due on the 1st of every month. There is a grace period until the 15th of the month. Late fees will be applied to late payments. Reminder that dues are \$250 per month for 36 months, as voted on at the annual meeting.
- Please refrain from feeding squirrels, birds, deer on the property. Please consult association by-laws Article VI, section 5 ("Any unlawful or offensive activity causing an annoyance or nuisance", and section 6 (No animal can be obnoxious or offensive for noise, odor, or unsanitary conditions."))

Please be thoughtful of your neighbors, and have a great July 2023!