

MOUNTAIN BROOK of MADISON

VOL. I, NO. I

OCTOBER I, 2007

MOUNTAIN BROOK OF MADISON
HOMEOWNERS ASSOCIATION
94 CLEARBROOK COURT
MADISON, AL 35758

POINTS OF INTEREST:

- **Mark your calendars for the upcoming MBoM HoA Meeting on 6 November 2007 at the City of Madison Municipal Building, 100 Hughes Road, Madison, AL.**
- **Smokers are requested to dispose cigarette butts into proper receptacles and NOT on the ground.**
- **Do not dispose of yard waste and other garbage on ANY vacant lot in the Mountain Brook community.**
- **Interested in neighborhood BUNKO? Contact Mary Ann Salinas @ 881-4920!**
- **Submit your comments and suggestions via the website or dropped in the new MBoM HoA mailbox which has been installed at the Clubhouse.**

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MOUNTAIN BROOK FISCAL OPERATING PROGRAM

Since the turn of the year, the Board of Directors (BoD) of the Mountain Brook of Madison (MBoM) Homeowners Association (HoA) has tracked the accrual of actual expenses in order to ensure the accuracy of projections presented in the Mountain Brook of Madison 2006-2008 Fiscal Operating Program. The BoD is assessing cost avoidance measures (focusing on insurance, contracted services, utilities) with the objectives of reducing fixed overhead costs; providing



adequate margins for variable costs (susceptible to rate increases and surge usage); and unexpected maintenance and repairs. Currently we are confronted with significant requirements for repair to the clubhouse, pool, and the com-

mon fences. The increase of the annual MBoM HoA dues from \$300 to \$400 this coming year will permit the implementation of a phased maintenance program and the establishment of a dedicated allocation to the capital reserve fund each year to cover major repair and renovations to facilities in the future.

The "Mountain Brook of Madison Homeowner Association Fiscal Operating Program for 2006-2008" is presented in Attachment 1

General Membership & Election Meeting



The Mountain Brook of Madison Homeowner's Association General Membership and Election Meeting for 2007 will be held at 7 o'clock in the evening on Tuesday, 6 November 2007 at the Main Chamber of the City of Madison Municipal Building, located at 100 Hughes Road, Madison, AL. Agenda items will include: review of maintenance projects; current fiscal operating program status; and ratification of the proposed CY2008 budget; and of course, the annual election of board members. At this time, there are positions that need to be filled, so get with your fellow Mountain Brook neighbors and submit nominations or volunteer. **Remember, in order qualify to vote or be elected, owners must be "members in-good-standing." Owners with delinquent accounts due to non-payment of association dues or accrued penalty fees as of 1 November 2007 will not be afforded any voting rights—whether in person or by proxy.** In accordance with the MBoM HoA by-laws, if an owner is unable to attend he/she may assign a proxy vote to another owner or a board member. **A proxy form is enclosed in this newsletter and must be mailed to the MBoM HoA via United States Postal Service and received no later than 30 October 2007 for election eligibility.** Please use the proxy form to include any issues or concerns to the BoD, and annotate individuals for board nomination as well.

“#\$\$%@&!” Complaints and Suggestions to the BoD

All MBoM homeowners should take the time to become familiar with the Declaration of Covenants, Conditions, and Restrictions for Mountain Brook of Madison that is deeded and conveys with each property.

In the past the BoD has tried to address complaints lodged by individuals regarding violations of the by-laws and other actions of residents (both owners and renters) in an informal or “unofficial” manner. In most cases, the individuals

committing infractions or demonstrating a lack of consideration for other residents responded favorably when the issue was brought to their attention. However, there have been several instances in which the situation persisted and/or the individual ignored the notifications.

Owners should realize that whether they consign their property to a rental management agency or elect management themselves, they (the owners) are re-

sponsible for *all activities and compliance with the by-laws by their renter(s) and any parties associated with subject renter(s).*

The BoD solicits assistance from all owners and residents in order to ensure our community remains a hallmark neighborhood and will promptly address all complaints and suggestions.

Complaints and suggestions may be submitted via the Web; mailed to the BoD - MBoM HoA;



or deposited in the MBoM HoA mailbox in front of the Clubhouse.

Homeowner Annual Assessments...Liens and Legal Actions

All owners are reminded that the annual MBoM HoA dues invoices will be mailed to the addressee reflected in the Madison County Tax Assessor records. ***Dues are to be paid by the 31st of January 2008, after which a \$25 penalty is levied. If not paid by the 29th of February 2008, the account is formally delinquent.*** Some owners persist in disregarding delinquency invoices. Henceforth, the BoD will pursue

legal action on behalf of the MBoM HoA for delinquent accounts and pursue legal action through the Madison County Probate Court. ***Effective 1 December 2007 lien actions will be initiated on all accounts with outstanding dues and/or accrued penalty fees. Be advised that ninety (90) days following lien recordation a claims action will be sought for garnishment of property for settlement.***

Please avoid having the BoD exercise these undesirable actions... *pay your dues!*



Dues must be mailed via the United States Postal Service.

“Payments of Annual HoA assessments must be mailed to:

***Mountain Brook of
Madison Homeowners
Association***

c/o

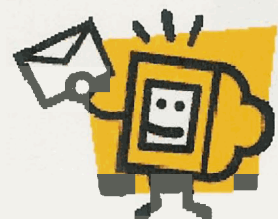
CDPA

***415 Church Street NW
Building B, Suite One
Huntsville, AL 35801***

HELP KEEP THE \$\$\$ COSTS DOWN!

WHY NOT PROVIDE US YOUR EMAIL ADDRESS SO THAT WE CAN SEND YOU THE NEWSLETTER AND OTHER TIMELY INFORMATION ELECTRONICALLY?

JUST SEND A MESSAGE TO Board@Mtnbrookofmadison.com REQUESTING IT AND WE’LL GET YOU CONNECTED! DON’T WORRY...YOUR EMAIL ADDRESS WILL BE HELD IN TOTAL CONFIDENTIALITY AND WILL NOT BE REVEALED OR MADE PUBLIC IN ANY MANNER OR DISTRIBUTED BY THE BoD.



Common Area Maintenance and Repair

As the end of the fiscal year approaches and the availability of residual operating funds becomes more certain the BoD has identified several initiatives for potential implementation. Residents who know of reputable individuals or companies for consideration and potential award of work are requested to submit recommendations to the BoD.

The first (which has been deferred for several years) is the repair and staining of the shadow box fencing throughout the common areas of the Mountain Brook community. Due to the scope and expense of this effort the BoD is seeking bids from several sources and will assess the most viable approach to this requirement. The project will be a significant effort in both time and cost, requiring several phases and close coordination with those homeowners whose yards back to a community fence.

The second project that the BoD seeks to complete is the renovation of the patio alcove and pillars at the Clubhouse. Through the years there has been considerable deterioration of the alcove ceiling material and trim which has become rather unsightly. A number of wood pillars around the perimeter of the patio have rotted away which may contribute to potential structural problems with the alcove. Both of these repairs will be undertaken as one project to ensure an efficient and economical effort is accomplished.

On an ongoing basis, several members of the BoD have elected to undertake a number of repairs to the Clubhouse and the infrastructure throughout the neighborhood. These have included the repair of the irrigation system throughout the common areas; replacement of timers and electrical components; repair of leaking pipes in the Clubhouse; and the repair of fencing. Every homeowner should recognize what these efforts represent to the association as a whole ... most importantly, the minimizing of the expenditure of association funds. However, they also reflect a commitment to the Mountain Brook of Madison Homeowners' Association and the community itself. Next time you see one of these individuals doing "their part," stop and take the time to acknowledge their efforts. Perhaps you may even think about what you can contribute towards making the Mountain Brook community a better place.



Pirate of the Gulf - BLACK ALGAE!

For those who spent a good part of this summer trying to beat the heat down at the Mountain Brook Clubhouse pool, you probably have encountered the nemesis that has been a nightmare for our pool maintenance contractor—*"Black Algae!"* Although not harmful for our swimmers, the incessant growth of black algae is a disconcerting sight. It originates in salt water and is persistent in nature, so that when beach toys and bathing suits which have been at the ocean (and have not been properly laundered) are introduced to a chlorinated pool environment, the black algae begins to thrive. Coupled with the exceedingly high temperatures that we experienced this summer the growth of black algae was rampant. Unfortunately, the poured concrete liner of our pool is an ideal habitat for black algae. The week of 17 September the pool was drained, power and acid washed in order to eradicate the black algae. Over the winter signage will be procured and posted with guidance towards preventing the onset of this headache next season.



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HOMEOWNERS ASSOCIATION
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BOARD OF DIRECTORS

President - Mr. Austin Omlie
Vice President- Mr. Stanley McMurtrie
Treasurer - Mr. Austin Omlie (Acting)
Secretary - Mrs. Mary Dougherty
Trustee - Mr. Tom Keeney
Trustee - Vacant
Trustee - Vacant

On the Web at Board@Mtnbrookofmadison.com

----- CUT and MAIL -----

**Mountain Brook of Madison
Homeowner's Association
Annual Budget/Election Proxy Form**

The annual *Mountain Brook of Madison Homeowner's Association CY2008 Budget Ratification and Election Meeting* will be held at 6:30 PM, Tuesday, 6 November 2007. Location is the Council Chamber of the City of Madison Municipal Building. Owners are requested to annotate whether they will be attending. A proxy assignment is permitted to another MBoM HoA member in the event an owner cannot attend. If you own multiple homes, please complete entries for each respective property. **Please print or type, sign, and mail to the MBoM HoA — responses must be received no later than 30 October 2007.**

OWNER(S): _____ EMAIL ADDRESS: _____

ADDRESS: _____

TELEPHONE: _____ (HOME) _____ (CELL)

OWNER: _____ WILL ATTEND _____ WILL NOT ATTEND

DESIRES PROXY ASSIGNMENT TO : _____

ISSUE/CONCERN and/or NOMINEE(S)

SIGNATURE: _____