



Mountain Brook of Madison

Homeowners Association

<http://mtnbrookofmadison.com/home.html>

CALENDAR

Zierdt Rd Outlook

On April 12th from 5-6 p.m. we will have an informational meeting at the clubhouse about the Zierdt Rd widening project.

Clubhouse/Swimming Pool Workday

Mark Thompson is heading up a clubhouse workday on April 28th, 8:30 a.m. Work will involve sprucing up the exterior of the clubhouse and its landscaping in preparation for the summer. We invite your participation.

Swimming Pool Opening

We plan on opening the swimming pool on May 12th. Please remember, glass containers of any kind are not safe and are not permitted in the pool or pool-side.

Mountain Brook Association Picnic

The association will host a picnic on October 12th as a run-up to our annual meeting. The annual meeting will be held Monday, October 14th at 6 p.m.

How are We Doing?

All things considered, Mountain Brook of Madison continues to be a quiet, safe and comfortable place to live and relax.

Most of the dues have been collected and we have thus far only had to take legal action for collections on one property.

After nearly three years of trying to get the company that owns the property next to the clubhouse to repair the property, the board has requested the City of Madison to intercede and move toward condemning and clearing the property. Recently a few teenagers entered the structure. We recommend that parents strongly counsel all their children to keep away from the property entirely. The city agrees with the board that the property represents a health risk not just an eyesore. Entering the property without permission could also be considered trespassing. The board is more concerned about their safety and health.

Enforcement of covenants is part of our task as members of the board. Our focus has been on abating covenant problems that have immediate negative effects on property values. Please note our desire to try to resolve issues informally, as cordially as we can. But we are resolved to enforce the covenants with legal action and fines, as needed.

What follows in this newsletter are some of the issues we find it necessary to discuss with all residents, homeowners and renters.

Sincerely,

Jonathan W. Pierce
Board President

Property Upkeep

Associations are formed with the object of preserving the value of all the homes in the subdivision. When yards are not weeded, mowed and maintained they affect the value of neighboring yards if not the entire subdivision. We don't expect every resident to have lawn care as an extreme hobby. But we do expect lawns to not be an eyesore.

Association

Recognition of Extended Service

Austin Omlie and Lisa Galentine served on the association board for several years running. For much of that time they served as the only members of the board. That's heavy duty and we on the current board want to recognize their willing commitment and service.

Opportunities for Service on the Board

Three of our current board have served on the board before. Our experience is that there is value to a gradual turnover of board positions. Optimally, it's best to rotate one to two board members off the board at a time. To accomplish that we need one to two new board members each year. We encourage property owners to take a turn at association board service. If you would like to know more about what the board does, please let us know or visit a board meeting the first Monday night of each month at 6 p.m.

Tree Removal and Replacement

One of the appealing aspects of the Mountain Brook community is the abundance of mature trees. The covenants are clear in the association's desire to preserve the treed nature of the subdivision. No trees may be removed without board approval with the exception of diseased or damaged trees that endanger the safety or residents and/or structures. The board responds quickly to requests to remove trees, so call or email us. Depending on the circumstance we may require two trees to be planted for each removal (perhaps elsewhere in the subdivision), or we may waive a replanting.

Street Parking

The practice of residents or long-term guests regularly parking on the street is prohibited in the covenants. The first object is to ensure streets are easily passable by fire department/emergency vehicles. The second object is to provide easy traffic flow. Parking in front of your neighbor's house instead of your own (or better in your drive way) is unacceptable. All residents should allow neighbors to have occasional social activities at their homes where guests cars are parked along the street for a few hours. Nonetheless, streets must never be blocked for any length of time by any parked vehicle or trailer.

Satellite Television

The Federal Communication Commission (FCC) has published rules that allow for installation of satellite TV dishes such as Direct TV and Dish TV. There are size restrictions and the association does have some rights concerning placement. Please contact the board if you are considering satellite television dishes.

Tornado Shelters

Any architectural change to a home's exterior and many landscaping changes require board approval. Placement of a tornado shelter in a garage must be done in such a way that it does reduce parking capacity of the garage. Renovations within homes, except for maintaining the garage for its permanent purpose, are viewed by this board as something we choose to be involved with. However, the city may require building permits.

Yard Signs

You may have had a contractor do some renovations in or on your home...and they ask to post a sign in your yard. Or you may want to participate in the political arena and post an election campaign poster. The only authorized signage are reality signs under limited conditions.

Covenants

Covenants are necessary to maintaining property values. But when questions arise concerning fence funding and fixing, sheds and fire safety, and the desirability of basketball hoops we wonder if change is needed in a manner that betters our association and its members. The board is interested in hearing your comments about our covenants and change. Send us an email at: board@mtnbrookofmadison.com