

# MOUNTAIN BROOK of MADISON

VOL. 3, NO. 1

NOVEMBER 10, 2009

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

## POINTS OF INTEREST:

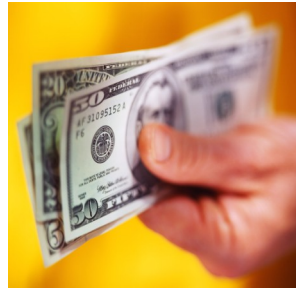
- *Mark your calendars for the upcoming MBoM HoA Meeting 6:30 PM on Thursday, 10 December 2009 at the City of Madison Municipal Building, 100 Hughes Road, Madison, AL.*
- *Do not dispose of yard waste and other garbage on ANY vacant lot or the common areas in the Mountain Brook community.*
- *Submit your comments and suggestions via the website or dropped in the MBoM HoA mailbox at the Clubhouse.*

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## MOUNTAIN BROOK FISCAL OPERATING PROGRAM

The Board of Directors (BoD) of the Mountain Brook of Madison (MBoM) Homeowners Association (HOA) reports that given the current budget status and projected expenditures through year-end, the overall 2009 Fiscal Operating Program is expected to be executed within the level of funding received from our CY2009 HOA dues. Based on the revenue that should have been accrued as dues receivable from *all of our property owners* and expenses (excluding those repairs and



renovations to the community pool, clubhouse and community fencing which were partially drawn from the Capital Reserve Fund) the projected end-of-year Net Association Funds balance will be within the HOA operating program.

*The "Mountain Brook of Madison Homeowner Association Fiscal Operating Program for 2008-2010" is presented in Attachment 1 of this newsletter.*

## GENERAL MEMBERSHIP & ELECTION MEETING

The Mountain Brook of Madison Homeowner's Association General Membership and Election Meeting for 2009 will be held at 6:30 o'clock in the evening on Thursday, 10 December 2009 at the Main Chamber of the City of Madison Municipal Building, located at 100 Hughes Road, Madison, AL. Agenda items will include: discussion of issues and concerns; status of repair/renovation projects; current fiscal operating program status; and ratification of the proposed CY2010 budget; and the annual election of board members. The BoD solicits nominations of Mountain Brook community homeowners to serve on the Board of Directors or volunteers for various committees.



*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 December 2009 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 7 December 2009 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.

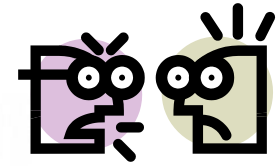
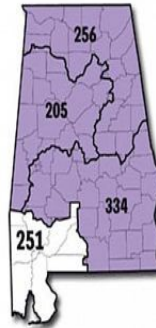
## Alabama to Receive Another Area Code

North Alabama is getting a second area code. Effective June 5, 2010, 10-digit dialing – the appropriate area code plus the seven-digit telephone number – will be necessary for local and expanded local calls to be completed. Effective immediately, you may dial using either seven or 10 digits to complete your calls. Start early using 10-digit dialing so it will be second nature by the time it is required on June 5, 2010. See the Ten Digit

Dialing informational bulletin on the website for more information. Note: Existing phone numbers will not change, only new numbers after June 2010



The new area code 938 will overlay the 256 code area.



*Complaints and suggestions may be submitted via the Web; mailed or deposited in the MBoM HOA mailbox in front of the Clubhouse.*

## Homeowner Annual Assessments...Liens and Legal Actions

The BoD reminds all owners that the invoices for annual MBoM HOA dues will be mailed 1 December 2009 to the addressee reflected in the Madison County Tax Assessor records.

***Dues are to be paid by the 1st of January 2010. If dues are not paid by the 31 January 2010, the account will be declared delinquent. Effective 1 February a \$25 per month penalty will be levied until such time that dues and penalties are paid in full.***

***Implemented by HoA policy on 1 December 2007,***

***lien actions will be initiated on all delinquent accounts after 60 days. Ninety (90) days following lien filing a claims action will be sought through court action for garnishment of property for settlement. Be advised that delinquent owners will be responsible for all associated attorney and court fees.***

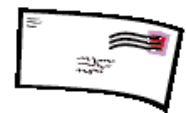
Due to the number of delinquent accounts that existed for current and prior years, formal legal actions were pursued through a law firm on behalf of the MBoM HOA. These actions resulted in the settlement of

nearly all the previously delinquent accounts. At this time, there are four (4) accounts in arrears with outstanding collection actions.



**Do your part to avoid having the BoD exercise these undesirable actions... pay your dues!**

*Payments of Annual HoA assessments must be mailed through the United States Postal Service to:*



***Mountain Brook of Madison Homeowners Association  
c/o  
CDPA  
415 Church Street NW  
Suite C  
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](mailto: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.**



## Renovations and Repairs

This year the BoD completed several major refurbishments to MBoM property and common areas throughout the community. Approximately two (2) thousand linear feet of common fencing has been refurbished. This effort consists of several measures, to include replacing (as required) warped boards, rotten posts and disreputable fence planks; use of deck screws instead of nails (which through “pulling” nails allow warping of the lumber); and restaining the fence. This coming year one of the objectives will be to refurbish the remainder of the fencing in the common areas. As a reminder, homeowners are responsible for the shared costs for maintenance and repair of any fencing that has its interior facing their private property with the exterior of the fence facing the community common areas which is the responsibility of the MBoM HoA.

The clubhouse interior has been renovated consisting of painting and replacement of furnishings. These improvements have made the clubhouse atmosphere more appealing and will hopefully promote increased use by our community members. It has been recommended that the BoD consider the emplacement of a paver patio directly behind the pool (presently a grassy area) along with the installation of a several charcoal grilling stands so that pool patrons can barbeque and picnic in the area. As we begin the upcoming pool season the BoD will make inquiries among our pool patrons to substantiate the potential usage of such a feature.

The BoD has repeatedly received comments regarding the appearance of the entrances into our community from Zierdt Road typically with a comparison to the entrances of other communities, especially that of Edgewater. The BoD will obtain several “no-cost” estimates for potential enhancements to the configuration and landscaping of the entrances for evaluation.

## NO GLASS! . . . Pool Safety is THE ISSUE!

The major issue this past swimming season was the continual disregard for the “No Glass In the Pool Area” restriction. This policy is meant to provide a safe environment for all pool patrons and really entails individuals just using good common sense. Broken glass in or around the pool can cause serious injury to everyone and result in a costly expense to drain the pool in order to ensure that all glass has been removed. The BoD received several complaints from members identifying other owners and their guests having glass beer bottles at poolside or in the water. Due to the critical nature of pool safety, the BoD will procure and install new signs to remind everyone of the “no glass” policy and other safety rules for the upcoming pool season. One inherent issue with ensuring safe practices are being followed in the pool area is the monitoring and enforcement of the rules. Additionally, the BoD received repeated complaints throughout the pool season of use of the pool facilities by non-residents and other unaccompanied individuals. In several instances, our community members expressed concern over the behavior and apparent “non-residency” of these individuals.

The BoD is confronted with addressing the repeated violations of glassware restrictions and accountability of patrons using the pool facilities, and is considering a number of measures to remedy the problems. An initial starting point is for every member to abide by the rules, police the activities while at the pool and report obvious violators to the BoD, as necessary.



*Note: the approved stains for Mountain Brook community fencing are Glidden (formula 2710-0500) or Behr Solid Color Stain (Tugboat 535).*



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

**BOARD OF DIRECTORS**

President - Mr. Austin Omlie  
Vice President- Mr. Stanley McMurtrie  
Treasurer - Ms. Lisa Galentine  
Secretary - Ms. Melody Langevin  
Trustee - Mr. Tom Keeney  
Trustee - Ms. Donna Brown  
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 CY2010 Budget Ratification and Election Meeting* will be held at 6:30 PM, Thursday, 10 December 2009. *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 7 December 2009.***

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: \_\_\_\_\_