

Meadowbrook

COMMUNITY NEWSLETTER
www.meadowbrookspringhill.com

Board Members:

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Ghertner & Company's Homeowner Service Center is available to help you should you need assistance during office hours of Monday - Friday from 8 am - 4:30 pm, and can be reached at 615-255-8531 or hsr@ghertner.com. Our 24 hour emergency number is 615-255-4736.



- Mowing should be done on a regular basis. All lawns should be on a regular mowing schedule.
- Don't forget the trimming, which includes around the house, trees, flower beds, mailboxes and along the curbs.
- Remember to fertilize your yard to help prevent weeds.
- Do not blow any grass clippings into the street. Any grass clippings blown into the street needs to be cleaned up and removed.
- Lawns are being reviewed by your Property Manager. Letters and fines will be going out to those who are not maintaining their lawns.

Hello Fellow Meadowbrook Neighbors!

The HOA Board has been hard at work since our last newsletter. Some exciting new things coming to our community soon. First, we would like to announce the newest member of our HOA board, Terrell Cohen. Next, our entrance will be getting a face lift within the next couple of months.

PLEASE go to our community website, meadowbrookspringhill.com, and sign up for email notifications. For those that are not on FB, or are not computer savvy, contact Jeff at Ghertner & Company directly at 615-277-0323 or contact Ghertner homeowner service center at 615-255-8531 and they can walk you through how to do it. Doing this will help alleviate the expense of mailing out newsletters.

Pets

There have been several situations with loose pets in the neighborhood lately which have caused some neighbors to feel unsafe. Please be a responsible pet owner.

Article VII Section 3C

No pets shall be permitted outside the boundaries of the Owner's Lot unless accompanied by their owners and on a leash. The Board, or any individual resident, may take appropriate measures to insure compliance with this provision, including without limitation, having the animal picked up by the appropriate governmental authorities.



1' Mowing From Fence

The HOA Board has notified the landscaping company to keep a 1' distance from all fence lines while mowing. There have been many instances of damaged equipment due to homeowners throwing bushes/rocks/ceramic planters etc. behind their fence lines. Please remember that each home is responsible for the maintenance of their yard within their property lines.



Exterior Upgrades & ARC

When planning any changes to the exterior of your home, please remember to take the proper steps for a quick and easy experience.

The process should begin with contacting the city and pulling any permits with them first. Then visit ghertner.com. There is a Homeowners tab at the top of the screen, click and it will take you to the next screen where you will need to click on Association Governing Documents. That link will bring you to the next page which you will have to type out Meadowbrook to find the proper documents. Once you've done that, you'll need to click on Associate documents. The next screen will give you lots of options. The ARC form is in the first column on the left, Architectural Request Change Form.



An easier way is to visit meadowbrookspringhill.com. Click on Community Resources, then Community Documents and the ARC form is under Forms.

Once you have submitted the form to Ghertner (email and fax are on form), they will forward the request to the HOA board for approval.

Fines Explained

In accordance with the DECLARATION of COVENANTS, CONDITIONS AND RESTRICTIONS, the BY-LAWS, and the RULES AND REGULATIONS OF THE MEADOWBROOK HOMEOWNERS ASSOCIATION, the Board of Directors of Meadowbrook has established the following procedure to insure compliance:

1. FIRST NOTIFICATION: Warning Letter

The homeowner will be sent a letter informing him/her of the violation. The homeowner will be given an opportunity to correct the violation within a specified period of time.

2. SECOND NOTIFICATION: \$50.00 Fine

The homeowner will be sent a fine letter informing him/her of the uncorrected violation stating the amount of the fine and a fine in the amount of \$50.00 will be assessed to the homeowner and will be payable within 30 calendar days to the Meadowbrook Homeowner's Association. A late fee bearing interest at the prevailing legal interest rate will be added after 30 calendar days.

3. THIRD NOTIFICATION: \$100.00 Fine

The homeowner will be sent an additional fine letter informing him/her of the uncorrected violation stating the amount of the fine, and a fine in the amount of \$100.00 will be assessed to the homeowner, payable in 10 calendar days, if the violation has not been corrected. If the first fine of \$50.00 has not been paid, the second fine of \$100.00 will be added to the first fine. A late fee will accrue interest at the prevailing legal interest rate.

4. AFTER THIRD NOTIFICATION: \$100.00

Fine A fine in the amount of \$100.00 will be assessed to the homeowner, payable in 10 calendar days for each subsequent month until the violation is in compliance. If the first fine of \$50.00 has not been paid, and the second fine of \$100.00 has not been paid, they will be added to the fines due. A late fee will accrue interest at the prevailing legal interest rate.



Exterior House Cleaning

Keeping the outside of our homes are just as important as keeping the inside cleaned. Please remember to take a look at the exterior of your home and have it cleaned if need. Your neighbors will appreciate it!

