

BRECHIN PARK: ARC NEWSLETTER (January 2023)

I thought that I would start this letter with a congratulations to all those homeowners that have been able to complete exterior upgrades this year. The neighborhood has never looked better. That said, we still struggle with the few residents that resist routine maintenance.

- Lawns continue to be a focus and while mowing hasn't been much of a problem, weeds have. Weeds from one house will spread to other lawns affecting your neighbor's investment. I spend roughly \$600 per year having a weed service manage my grass. But if my next-door neighbor doesn't manage his/her weeds properly, part of that \$600 will be wasted.
- On the subject of exterior upgrades, please take the time to include your HOA ARC in your planning stages. Getting buy-in from the HOA board prior to starting any substantial change will ensure that there are no conflicts later. We want to be sure that you have advised adjacent neighbors and received their sign-off and that your design choices won't detract from property values. That said, we have rarely recommended changes to submitted plans.
- Our houses, driveways, and sidewalks need routine cleaning. Either high pressure or low, but some sort of effort needs to be made to clean the concrete. As a hint, they are naturally white or off-white in color, not black.
- Trashcans should be hidden from view. Not sure why anyone wants to show off their trashcans but please hide your trashcans from the front view of your house.
- Small utility trailers should be stored out of site in your back yard or in your garage. They should only be in your driveway or front yard for loading/unloading. Recreational trailers, including boats with trailers and large utility trailers, should only be parked at your house for loading/unloading and should never be stored outside of your garage or in your back yard. Lake property owners must also be mindful that their backyards are also visible from the lake, gazebo, and park areas. If you have a temporary need for a trailer in your driveway beyond 1-2 days, please contact any HOA board member.
- Inoperable vehicles can only be stored in your garage and should never be stored on your driveway. As if it needs to be said, this goes for kitchen appliances and Coke machines as well.
- Ant mounds while certainly unwanted around your house, can also do damage to sidewalks. They will aerate the soil beneath the concrete and cause it to crack or collapse. If your out taking care of ant mounds around your house, don't forget those areas near the sidewalks.
- Signs are limited as per our CCR's to 2) "For Sale" or 1) "For Rent" signs only. And they are limited to a size of 2 feet by 2 feet. Our Design Guidelines have added one political sign, also 2 feet by 2 feet, but limited to 30 days before the election. Seems arbitrary but probably designed to limit divisive messages angering other homeowners. We have allowed 1) graduation/kid related sign previously but they are not expressly allowed in the CCR's or the Design Guidelines.

If you find that you're guilty of any of the violations mentioned, you should expect a warning letter from our HOA management provider. We all need to remember that these concerns affect all of us at some time or another. You may not be selling your house but your neighbor may, and you should want them to get as much money as they possibly can for that house. Like the old saying, a rising tide lifts all boats. So, like all HOA's, we are all about property values.