

# Brookwood Villas HOA Information

## 2019 Meeting Schedule – all meetings are at the Bedford Library Community Room at 7pm

January 9 Wednesday  
February 13 Wednesday  
March 12 Tuesday  
April 10 Wednesday  
May 14 Tuesday  
June 11 Tuesday  
July 9 Tuesday  
August 13 Tuesday  
September 10 Tuesday  
October 8 Tuesday  
November 12 Tuesday  
December 10 Tuesday

### **Questions, Suggestions or Comments please contact:**

Mike and Vicki Miller 8363 Twin Creek Circle (Lot 7) Phone: 734-347-1809 E-Mail: [michaelm1946@yahoo.com](mailto:michaelm1946@yahoo.com)

**Facebook Page: Brookwood Villas Neighborhood Members**

Information is also available at the following web page:

<http://www.bedfordyes.com/MiscellaneousOtherInfo.htm#BrookwoodVillas>

## **Info from Mike Miller:**

### **December 11, 2019:**

Ray Johnson and I recently met with Dave Schmitt about turning the HOA over to the home owners, to get a date and what needs to be done between the builder and the homeowners. Dave Schmitt does not have a date as to when the turnover will take place. He has 4 spec homes (homes built but not sold) and two lots that are not sold (lot 29 and lot 36). He wants to sell the 4 homes before he turns over the HOA to the owners so we do have a few months to get prepared.

I think we should move forward with electing officers and an architecture committee. My suggestion would be that we form an election committee during our December meeting so they can put together an election to be held in Jan or Feb. This way the elected officers and committee can educate themselves of their duties and work together on the turnover from M&S Builders to the Brookwood HOA as a group.

During our meeting with Dave Schmitt, he said he will provide us any information needed to make this a smooth transfer. He did ask that we do not contact any current contractors before he informs them about the homeowners taking over the HOA.

Some information to think about: do we want to use a management company to take care of the grass cutting, leaf removal, snow removal, etc. The going rate for using a management company is approximately \$10 per house per month. Our subdivision will have 58 homes when completed; this would be about \$6,960 per year for a company to manage our area. Our current HOA fee is \$115 per month which would total \$80,040 per year.

We also discussed the detention pond at the entrance to our subdivision. The maintenance of the pond is setup in our deed restrictions as a 50-50 cost split with the Village of Oak Creek. Dave said he is currently paying the cost for the maintenance of the detention pond so the Village of Oak Creek is not paying a monthly (or yearly) fee for the maintenance. He said he will contact them about this issue before he turns over the Brookwood HOA to the homeowners to setup payment by the Village of Oak Creek homeowners. These costs would include the grass cutting, running the aerator in the summer (including installation in the spring and removal in the fall), and any landscaping around the pond. We will have to work with the Village of Oak Creek homeowners to get the cost paid and how the money will be handled.

A 501C3 is in place and would require a signature(s) to be moved to the Brookwood HOA.

Other issues to consider: Insurance on the board, taking the current HOA by-laws or amending them, who is going to handle the hiring of the contractors and managing the contractors, reserve fund for future cost not included in the HOA monthly fee, is the treasurer going to be paid? etc, etc. So we have lots to discuss and talk about.

### **December 17, 2018**

Since our Dec meeting of the Brookwood HOA, several questions/concerns have been raised so I wanted to get the information out to everyone in case you have not been following the email strings (sometime difficult).

I was able to get a copy of the deed restrictions for the Village at Oak Creek so we can discuss this at our next meeting. If anyone can provide a name of someone within the Village of Oak Creek to Ray or me, we will get the name(s) to Dave Schmitt so he can get started on contacting them about their yearly dues for the shared maintenance on the retention pond and surrounding area

Question: Who should get a vote as a member of our HOA, here are the options presented:

1. One vote per household (58 total homes when the subdivision is complete). 58 total votes allowed
2. Each home owner, one or two votes per house hold depending on the number of adults (home owners) living in the house.
3. Each house gets two votes (116 votes within the subdivision). vote by email if they can't attend 116 total votes allowed. I hope this helps you understand this question/concern raised since our meeting.

Question: Can a home owner(s) vote via email if they can't attend a scheduled meeting? Some of our members are snow birds and are gone for several months a year.

Again this can be discussed at our next meeting to get input from the group. I understand this concern but it could cause some issues when a topic is up for a vote during regular meetings.

Question: How many members do we want on the Architectural Committee 3 or 4? I thought it was decided on at our last meeting but there seems to be some confusion about the number.

Please remember to get any names to be on the ballot for officer positions or architectural committee to the election committee ASAP. Also, after polling the election committee, they are all in agreement that we have the election at our Feb 13 meeting. With the holidays over the next two weeks, they feel they need more time to get the election ready. So if no one has an objection to this, let's spread the word that the election will be on Feb 13. If anyone has an objection to this please let everyone know ASAP?

Here are the election committee members:

Broderick Gin: 419-508-7956 E-Mail: [broderickgin@gmail.com](mailto:broderickgin@gmail.com)

Tom Smolinski: 419-607-3079 E-Mail: [smolin2@alt.net](mailto:smolin2@alt.net)

Linda Stock: 734-847-6358 E-Mail: [lsqb1@yahoo.com](mailto:lsqb1@yahoo.com)