

SPRING 2017

HOA Office – 334-300-5325
248 StoneyBrooke Way
Montgomery, AL 36117
www.stoneybrookhoa.com

HOA Manager – Darolyn Klein
dklein@lowdernewhomes.com

StoneyBrooke Residents;

Welcome to StoneyBrooke! The HOA would like to take this opportunity to encourage residents to become familiar with the most violated Architectural Review Guidelines (ARC) and Covenant and Restrictions with the StoneyBrooke Community. As a community, StoneyBrooke was designed to offer its residents a distinctive character and atmosphere that emphasizes elegance, privacy, and beauty with unmatched amenities. You chose to live in this community because of its restrictions and to protect your major investment – your home. Please see inside this newsletter for the most common issues.

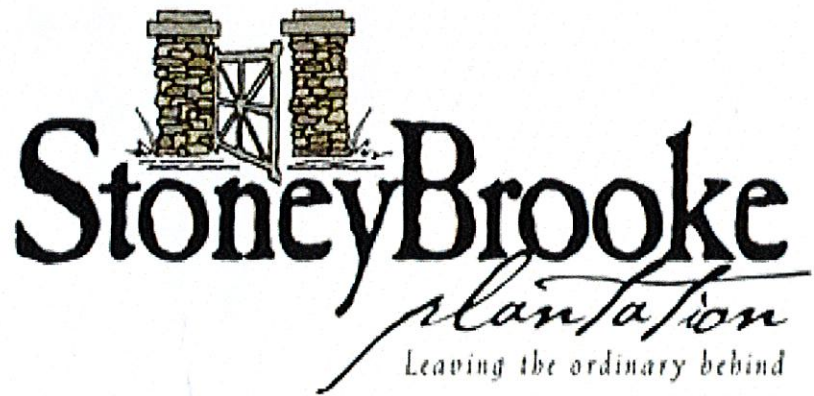
As a member of this association, you agreed to abide by these guidelines when you moved into StoneyBrooke. I am confident that most violations resulted from an oversight or because of a lack of information. Thus, the purpose of this letter is to serve as a reminder of the guidelines and to inform those who may not have received a copy when they moved into StoneyBrooke.

Please visit the website: www.stoneybrookhoa.com for full copies of the Covenant & Restrictions. For your information, attached is a single page list of the most common violations we have observed. PLEASE review this page and keep it handy.

If you comply with these items, your community will be a better place for everyone to live and enjoy.

Thank you for doing your part to keep StoneyBrooke attractive to all residents and visitors.

Respectfully,
StoneyBrooke, HOA Manager



StoneyBrooke Homeowners' Association Annual Meeting

Thursday, March 30, 2017
at 5:30 p.m.

Holiday Inn Express
9250 Boyd Cooper Parkway

To book the StoneyBrooke Pavilion/lake area, email: [Darolyn Klein dklein@lowdernewhomes.com](mailto:Darolyn.Klein@lowdernewhomes.com) There is a \$25 cleaning fee required to hold the date. Make check payable to StoneyBrooke HOA and leave in the dropbox to the left of the sales center door. The calendar is no longer located in the sales center. You will receive a code by e-mail to open restroom doors.

How to Be a Good Neighbor

A little consideration goes a long way. Read the following tips from eHow.com on how to be a good neighbor beyond just a smile and a wave. Welcome any new neighbors with a personal note or pop by for a personal introduction.

Make sure that the outside of your home—along with the grounds—is well-kept and complies with our association's CC&Rs.

Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour.

If you have a large party, consider your neighbors when directing your guests where to park, end the party at a reasonable hour and invite your neighbors to join in the fun.

Return anything you borrow from your neighbor promptly, in the same condition they lent it to you, and express your thanks.

Replace anything of your neighbor's that you, your children, or your pets break or soil.

Respect your neighbor's privacy.

Offer to take care of mail pick-up, plants or pets while your neighbor is on vacation.

Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit.

Visit www.ehow.com for other helpful, neighborly advice.

Trash Cans-Out of Sight!

Please remember that trash cans must be off the street and out of sight after trash has been picked up.

Curb Side Trash

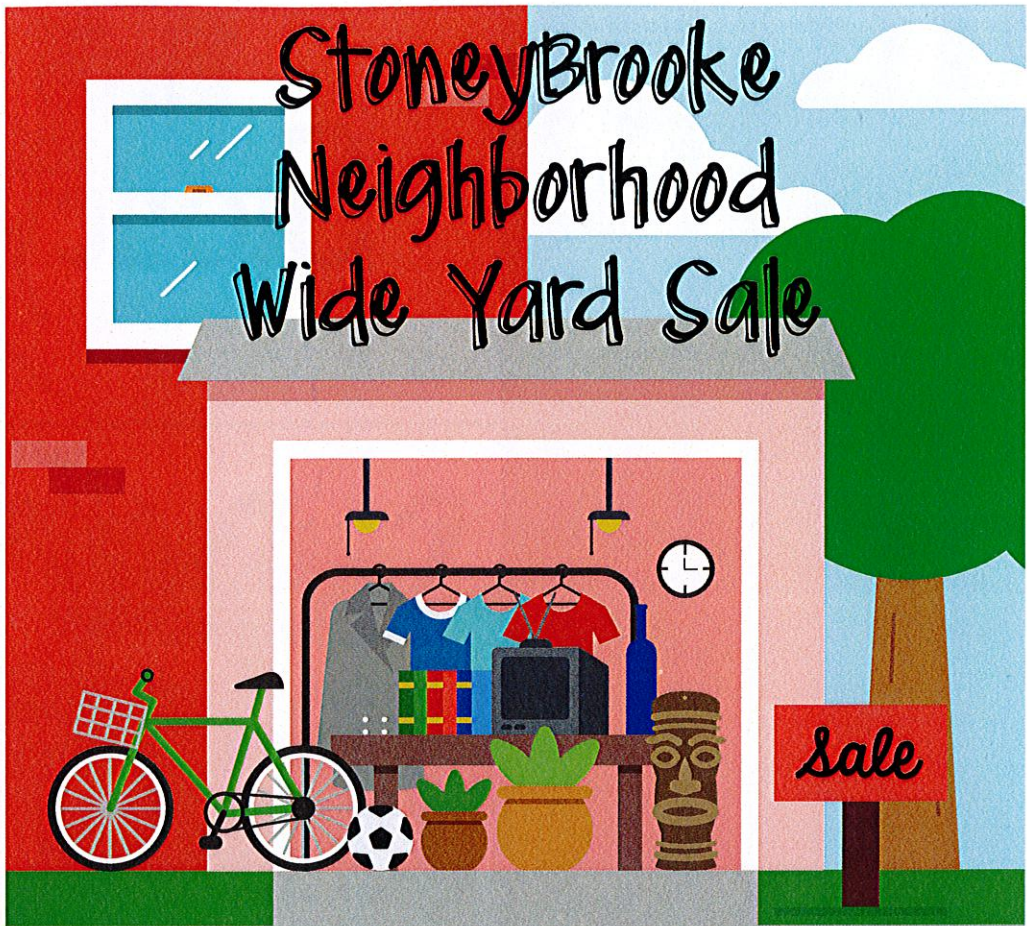
For the appearance of the overall neighborhood the covenants do not allow mattresses or debris to be placed on the street curb. The City of Montgomery Sanitation Department 241-2750 will pick up certain items (mattresses) only if called.

Please, Please do not place any curb side trash out until just before pickup (afternoon before).

VACANT LOTS

The builders bush hog the vacant lots once a month with large equipment. To keep the vacant lots and your neighborhood looking their best, we ask that you do not place trash or grass clippings in front of or on the vacant lots. The city will not pick up trash in front of vacant lots.

StoneyBrooke Neighborhood Wide Yard Sale



Saturday, April 1, 2017

7:00am - 11:00am Rain or Shine

Join your neighbors and be a part of the StoneyBrook Spring Yard Sale. Each interested homeowner sales on their own property. The HOA has advertised the sale in the local area classified market. The Spring Yard Sale has proven to bring in many buyers, so start your spring cleaning and get ready!

VOLUNTEER TODAY

If you are interested in volunteering your time to help with any of the StoneyBrooke HOA seasonal activities, please contact Darolyn Klein 334-300-3025.

YARD MAINTENANCE

Spring weeds have taken off and flourishing early. In peak season, if your yard is full of weeds cutting the grass on Saturday, yard will look bad again by Tuesday. If your yard has grass Saturday to Saturday cutting is great. A clean and well-maintained neighborhood benefits everyone, so please assist in preserving our neighborhood value by following this simple criteria provided by the Stoney Brooke HOA Covenants Committee.

- Mow grass every week to ten days;
- Yards fertilized and weed control on a routine basis;
- Sidewalks and driveways routinely edged;
- Shrubbery neatly trimmed;
- Any part of the driveway visible from the street free from clutter;
- Dead grass and shrubbery removed and/or replaced.



StoneyBrooke Common ARC and Covenant & Restrictive Violations

1. **Speeding** – the posted speed limit in StoneyBrooke is 25 MPH. MPD will continue to run details in our community.
2. **Lawn Care** – All landscaped material, including flowerbed, shrubs, trees and grass shall be well maintained. Lawns shall be mowed, trimmed, fertilized and watered as needed. Grass clippings, trash, and refuse should be placed in the open (curb) on a normal scheduled pick up day; Wednesday in StoneyBrooke.
3. **Mailboxes** – Mailboxes must be property maintained; remaining free of rust and damage. As approved by the ARC no further inscription, painting, ornaments, or artistry is allowed.
4. **Trash Containers** – trash containers shall be located in the rear of the dwelling and considered out of sight from the street. Trash containers are removed from the street on the day trash is collected.
5. **Parking** – Homeowners must provide for off-the-street parking for all vehicles. Parking on the street in front of houses is limited to temporary parking of guest and residents vehicles in current use and currently licensed. Parking in non-paved areas shall not be permitted.
6. **Play Equipment** – Play equipment is located where it will have a minimum visual impact on adjacent properties. Basketball goals are not allowed at the street. Placement of all play equipment and basketball goals are subject to ARC approval.
7. **Signage** – No sign of any kind or advertising device shall be placed on any lot owned by any person except when approved by the ARC. Political, yard sale, lost animals and business ad signs are prohibited.
8. **Vehicle Maintenance and Repair** – No vehicle maintenance or repair shall be performed on any vehicles upon any portions of the subject property, unless performed in a garage, except in emergency conditions. Otherwise, all repairs to disabled vehicles must be completed within 24 hours from its immobilization or the vehicle must be removed.
9. **ARC Approval Required** – Landscaping improvements, arbors, fences, pools, storage buildings, covered patios and any such additions must be approved by the ARC, prior to installation.



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Spring 2017 Newsletter

IMPORTANT NUMBERS

StoneyBrooke HOA
334-300-5325

Animal Control/Humane Society & Shelter
334-409-0622

City of Montgomery Sanitation Dept.
334-241-2751

Non-Emergency Police
241-2651

Dixie Electric Cooperative Service
Interruption
1-888-349-4332

Dixie Electric Cooperative Service
To report any street lamps not working properly
334-288-1163

