

SUMMER 2021

HOA Office – 334-300-5325
StoneyBrooke
Montgomery, AL 36117
www.stoneybrookehoa.com

HOA Manager – Amanda Miller
amiller@lowdernewhomes.com

Homeowner Association Dues are currently billed semi-annually at the rate of \$144.00 on January 1st and July 1st each year.



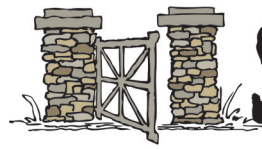
StoneyBrooke Neighborhood Wide Yard Sale

Saturday, October 2, 2021
7:00 am till 11:00 am
(Rain or Shine)

Join your neighbors and be a part of the StoneyBrooke Fall Yard Sale. Each interested homeowner sells on their own property. The HOA will advertise the sale in the local area classified market. The Fall Yard Sale has proven to bring in many buyers, so start your fall cleaning and get ready!



Please visit the website:
www.stoneybrookehoa.com
for full copies of the
Covenant & Restrictions.



StoneyBrooke



Welcome

Please welcome Amanda Miller as the new HOA Manager for StoneyBrooke Homeowner Association. Amanda Miller comes to Lowder New Homes from the City of Montgomery, where she previously created and ran a

department called Neighborhood Services. Neighborhood Services exists to enable citizens in the city and county of Montgomery to enhance and beautify their communities. With her, she brings an in-depth background of customer service focused experience. She is enthusiastic, creative and it is a great honor to have Amanda join the StoneyBrooke HOA.

Amanda looks forward to her future supporting the residents of StoneyBrooke through the Homeowner's Association. To contact Amanda please email: amiller@lowdernewhomes.com and HOA cell # 334-300-5325.



We welcome your family to come out and enjoy food, fun and a chance to meet your neighbors. (Please e-mail: amiller@lowdernewhomes.com to volunteer)

- 10:00 – 2:00 Two bouncy houses open from Space Walk of Montgomery
- 10:30 Pumpkin Painting: All ages invited.
 - Bring your own pumpkin or paint one of ours. (first come first served)
 - Using acrylic paints so bring an art smock or wear something a little paint won't hurt.
- 11:00 – 1:00 Musician (TBA)
Come out and enjoy the music.
- 11:30 – 1:00 Complimentary Pizza, water and cookies

Let's Talk About Declaration of Protective Covenants, Conditions and Restrictions for Stoneybrooke

(Please visit the website: www.stoneybrookehoa.com for full copies.)

The following are some of the most common violations.

1. **Business Activity**(Paragraph #25): No profession or home industry or other commercial venture shall be conducted in or on any part of the property or in any improvements thereon. In no event shall any part of the premises or any structure thereon be used as a school, child care center, kindergarten, learning center, musical instrument or voice training center, or other public building, including non-profit or charitable institutional use.
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** – StoneyBrooke Homeowners Association encourages all residents to park their vehicles in their garage or driveway whenever possible. Limiting on-street parking help to keep the street free and clear of vehicles thus improves the aesthetics and safety of the streets in the neighborhood. According to the Protective Covenants and Restrictions vehicle parking on the street in front of houses is strictly limited to temporary parking (not to exceed twenty-four (24) hours) vehicles in current use and currently licensed. Parking in non-paved areas is not 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.



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.

**Help Keep Montgomery Clean...
PLEASE DO NOT LITTER!**

CURB SIDE TRASH

The City of Montgomery Sanitation Department 625-2750 will pick up certain items only if called. Please, Please do not place any curb side trash out until just before pickup (afternoon before). The Sanitation Department provides free drop off options on the 1st and 3rd Saturday each month.



Dumpsters and Vacant Lots

Please do not use the large dumpsters on construction sites, IT IS ILLEGAL. Only certain items are allowed in the dumpsters. No household trash. The illegal dumping is very expensive. Please note that dumping trash on vacant lots, lots with homes under construction or into dumpsters provided by contractors is illegal. The builder bush hogs the vacant lots once a month with large equipment. To keep the vacant lots and your neighborhood looking its best, we ask that you do not place trash or grass clippings in front of or on the vacant lots. Please report dumping of grass clippings and tree limbs to amiller@lowdernewhomes.com



Let's Maintain Our Mailboxes!

Please step back and take a long look at your mailbox and ask the following:

- Does it have fresh black paint?
- Does it have numbers?
- Does it have a straight post?

Street appeal is important to you and your home. Nothing is more visible or speaks to the way you maintain your home than a rusted damaged mailbox. Many mailboxes in StoneyBrooke have faded paint, no house numbers, damaged posts and doors. In the event of an emergency, the police or ambulance responders use the mailbox numbers to find you. Below are some very hard working repairmen who will provide you with an estimate and repair your mailbox:

Doyle Bingham	334-799-1018
Imperial Mailboxes	334-285-6601, Millbrook, AL

Emails

If you need to change a work email, add a spouse's email or update your email, please email: amiller@lowdernewhomes.com with the information.

The HOA sends out Neighborhood information and notices by email. Recently a Neighborhood email was sent out with the Neighborhood Newsletter. Please check your email (or junk mail) to verify you are receiving HOA emails. The email list is built from your New Resident Registration Form. Many times hand writing is not legible and email is incorrect.



248 StoneyBrooke Way
Montgomery, AL 36117

Summer 2021 Newsletter

IMPORTANT NUMBERS

StoneyBrooke HOA
334-300-5325

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

City of Montgomery Sanitation Dept.
334-625-2751

Non-Emergency Police
334-625-2651

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

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

