

BRIARBROOK VILLAGE

QUARTERLY NEWSLETTER

SPRING 2018



VOLUNTEERS NEEDED

There are currently 3 vacant spots. Anyone interested in volunteering for an At-Large position please email bbvhoa@yahoo.com or contact Kristy Page. Certain rules and restrictions will apply.

The Board is looking for someone that would be interested in cleaning up the trash in the community for a reasonable fee. Omni's company offers this service but the board would like to try something that would be less expensive to the community. Anyone interested please email bbvhoa@yahoo.com or contact Kristy Page.

FRIENDLY REMINDERS

1. Trash cans and grills should be placed out of view of the street. Curb appeal is important to the community as a whole.
2. There has been an increase of crime in the area so please be vigilant. IF YOU SEE SOMETHING – SAY SOMETHING. Please call 911 or the non-emergency 317-327-3811
3. Be courteous to your neighbors.

BOARD MEMBERS

LaToya Journey – President
Charlene Hubbard – Vice President
Curtis Holland – Secretary
Anthony Jose – Treasurer

Website – www.bbvhoa.com

PROPERTY MANAGEMENT

Kristy Page, Property Manager for Omni Property Management. 317-591-5128
kpage@omni-property.com

LEGAL COUNSEL

The Board feels that Tanner Law Group is no longer a good fit to represent our community. The Board feels that a new legal team will be more helpful in our quest to address numerous legal issues in the community including addressing rental properties. Homeowners will be informed on the website once new legal counsel is secured

NO PARKING ZONES UPDATE

The Board has continued to work with city officials to get designated no parking zones inside the Briarbrook Village Community. The Board has chosen to work directly with the City instead of Tanner Law Group because there is NO costs incurred by the community in doing so. The Board was informed on January 26, 2018 of which streets inside the community that were not officially dedicated to the City by Davis Homes. The process is still being worked through. In the meantime, the Board is nicely asking that residents and visitors PLEASE stop parking on the grass in front of the community park. If you feel the need to park on the grass that should be an indication that it is NOT safe to park your vehicle there. Please park your car in a different area. PLEASE be courteous to your neighbors and not think about only your own convenience.

HOA DUES COMING SOON

Notices for HOA dues will be arriving in your mailboxes soon. Everyone is aware community dues are a required by all homeowners in the community. The costs for the dues has unfortunately not changed this year. To be able to lower the dues, ALL homeowners must pay their dues as required. If anyone is going through financial hardships please reach out to the Board or Kristy so that we can work with you without attorneys becoming involved. We can't help if we are not being communicated with. When the association has to begin collection proceedings on homeowners that cost is a community expense. This in turn makes it difficult to lower the dues for homeowners.

SPRING IS COMING AND SO IS THE NEED FOR SPRING CLEANING

There are a lot of homes in the community that have visible algae and dirt on the siding of the homes. In an attempt to offer services to help correct the issues instead of the property manager sending letters that may be seen as offensive the Board has taken initiative to communicate with a local small business owner for discounted rates for our community. His name is Richard Gorman and his business is called **Richard's Pressure Washing and Cleaning Services, LLC (317-223-6407)**. He is a licensed and bonded business owner in our area with legal registration with the Indiana Secretary of State. He has offered Briarbrook Village homeowners the following discounted rates for pressure washing services:

1 story homes (entire house) - \$125.00; 2 story homes (entire home) \$200.00;

If you only want one side of your home done the prices are as follows:

1 story homes - \$75.00 – any additional sides would be \$25.00 (if you do each side individually the cost would be \$150); 2 story homes \$75.00 – any additional side would be \$50.00 (If you did each side individually the costs would be \$250) *** AT THESE RATES IT MAY BE LESS EXPENSIVE TO DO THE ENTIRE HOME FOR A FLAT FEE**

Check out his business flyer on the BBVHOA website. Mention Briarbrook Village when you contact him for services.

