

Stonecrest Homeowners Association

January 23, 2023

Via: Email and mail

Subject: Member Update

Members,

We hope that you and your families had a safe, enjoyable holiday season. This letter provides a brief update on recent HOA activities.

Board Members

As you may recall from the last Member letter, the fifth Director position is open. If you are interested in joining the Board in this role that expires in October 2024, please contact any Board Member or Westwood Property Management.

Common Areas Committee

The Board approved the 2023 budget that included additional resources to improve the common areas. The Board established a Common Areas Committee that will explore options, costs and timelines and then make recommendations to the Board. If you have suggestions for the committee, please provide them to any Committee member or Westwood Property Management. Please join the Board in thanking the following Members for participating on this committee.

Jennifer Madsen (Chairperson, Board Member)
Denise Adams (Board Member)
Melissa Overgaard (Member)
Manny Ascano (Member)
Olawale Ogbonlowo (Member)

Streetlight Electricity

As you may recall from prior communications, the Board became aware of unpaid streetlight electricity invoices from July 2020 through November 2021 and the HOA paid the balance due without incurring any late fees. In July 2022, the City of Brentwood assumed responsibility for paying for the streetlight electricity. The Board through Westwood Property Management requested a refund for all previous streetlight electricity payments made by the HOA, but the request was denied per the policy at the City of Brentwood.

Entrance Lighting

As you may be aware, the entrance lights have been failing during wet weather. The GFI outlet has been replaced and a photovoltaic sensor was installed, so the problem should be solved. Please contact Westwood Property Management or any Board member if you notice the entrance lights not working properly.

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Holiday Lights

The Board extends an apology for not installing the holiday lights at the entrance during the season. The Board will redouble efforts next season, perhaps to include a request for Member assistance or the use of a vendor.

As a reminder, the Board established a policy to remove holiday lights by January 15. If you have not already done so, please remove any remaining holiday lights.

Vehicle Parking

As a reminder, Article IV, Section 13 of the Declaration of Easements, Covenants, Conditions and Restrictions (CCRs) prohibits street parking of cars for periods over 24 hours in any calendar week. Please remember to park vehicles in your driveway or garage overnight. The Board acknowledges exceptions for short-term construction projects and driveway maintenance.

Dangerous Activities

As you are aware, fireworks are prohibited in the City of Brentwood and by the CCRs. This is a serious safety issue and the Board has received complaints. Members discussed the issue at the October 2021 annual meeting and previous Member letters have included reminders about the prohibition. Unfortunately, some Members recently violated the prohibition, so the Board approved the following policy to address the matter. Please refrain from using fireworks or performing any dangerous activity in the neighborhood. As a reminder, the General Policies are posted on the Westwood Property Management portal.

Dangerous Activities

Members will be fined \$500 for the first violation of the prohibition on any inherently dangerous activity or hobby, including, without limitation, the assembly and disassembly of motor vehicles or other mechanical devices, the shooting of firearms, fireworks, or pyrotechnic devices of any type or size, and other such activities pursued or undertaken on any part of any Lot or upon the Common Areas without the consent of the Association. Repeated violations are subject to escalating fines.

Architectural Review Requests

As a reminder, the Board would like to thank the Members for submitting Architectural Review Requests prior to embarking on exterior projects as described in the CCRs. The form is available on the Westwood Property Management portal for your convenience.

Directory Sharing

The Board received inquiries about sharing contact information with other Members and Westwood Property Management modified to the portal accordingly. If you would like to share your contact information with other Members, please login and select the sharing box within the My Account section. Also, please take a moment to check the spelling of your name and update your contact information.

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Feedback

As always, the Board welcomes your suggestions and comments. Please contact Westwood Property Management or any Board member with your ideas.

Sincerely,

Your Stonecrest HOA Board of Directors

Denise Adams - Tina Bellanca - Jennifer Madsen - Greg Uebele