

*Bi-Annual 2010*

*Newsletter*

Meadow Branch South Home Owners Association

**Greetings** The Board of Directors (BOD) would like to extend a heartfelt welcome to each and every new homeowner. We're pleased you have chosen the Meadow Branch South Homeowners Association (MBSHOA) as your new community. We're pleased to report that the MBSHOA sign was recent refurbished.

**Being Neighborly** A peaceful community is a harmonious community. That's why the City of Winchester noise ordinance was put into place. We, as Association members, must do our part to adhere to the noise ordinance. Violations include loud car stereos, barking dogs, loud outdoor events such as parties, car alarms, etc. Violations can result in Association members be ticketed by the City and should be reported to the Winchester Police Department at (540)-662-4131. HOA members and residents must familiarize themselves with the ordinance.

**Doing Your Part** The purpose of an owners association is to make sure life in the community is as harmonious as possible. Part of your duty is to comply with the Association's By-Laws, Covenants and Rules to ensure the community maintains a high standard. Here's some basic information.

- Trash containers should only be placed out for collection either early in the morning or after dark the evening before collection. Storing trash or recycle containers in view of homes and/or the street is prohibited.
- Any sports or recreation equipment that is permanently installed requires prior approval. Examples includes: playhouses, swing and gym sets. Portable basketball globes and trampolines must be a good state of repair at all times.
- Before beginning any type of construction on fencing, decks, pools, sheds, etc., you must submit your plans to the HOA Covenant Committee for approval. All architectural requests must be submitted 60-days prior to the start of construction.

**Budgeting** During these difficult financial times, the BOD continues to work hard to reduce and keep HOA expenditures to the absolute minimum. We reduced HOA expenditures by 20-percent in 2009. Here's the 2010 Budget.

Maintain (Common Area)	\$1,500
HOA Insurance	\$800
Management Fee	\$3,000
License and Permits	\$150
Postage	\$300
Annual Meeting	\$150
HOA Web Page	\$100
<b>Total</b>	<b>\$6,000</b>

**Pursing Legal Action** The BOD is taking legal actions to enforce HOA By-laws and collect past due HOA membership dues. The legal action is pursuant to *Article 12, Compliance and Default, Section 12.2, Lien for Assessment*, of the Bylaws of the Association, *The Woods, At Meadow Branch and Deed of Declaration between Meadow Branch South LLC, dated, June 24, 1998*. A report of action will be presented at the 7<sup>th</sup> Annual HOA Meeting on June 20, 2010, at 11:00am, at the Memorial Building at Jim Barnett Park off Pleasant Valley Road. Notification letters regarding the Annual meeting will be mailed by May 1, 2010.

**Upcoming Events through Jun 2010** We need you to:

- Attend 7th Annual HOA Meeting, on Saturday, June 20, 2010 at 11am-12am at Jim Barnett Park.
- Attend the monthly HOA meetings.
- Visit the HOA website for information at: www.meadowbranchsouth.com