

*Bi-Annual 2009 Newsletter*  
Meadow Branch South Home Owners Association

***Living in a HOA*** Every MBSHOA property owner has an undivided interest in the Association. At closing, we signed documents acknowledging that we were purchasing a property in a HOA. In doing so, we agreed to abide by and maintain our property in accordance with HOA's restricted covenant, By-Laws and governing rules. Simply put our:

- HOA ensure that the collective rights and interests of homeowners are respected and preserved.
- HOA property owners have a contractual responsibility to abide by established policies and meet their financial obligations to the Association.
- HOA leaders have a legal and ethical obligation to adhere to the Association's governing documents and abide by all applicable laws.

You are encourage to visit the HOA website for information at: [www.meadowbranchsouth.com](http://www.meadowbranchsouth.com)

***Submitting Architectural Requests*** Spring is around the corner and along with it, the home improvement season. In order to have a smooth application process, you are reminded of the guideline for seeking approval for additional to your property from the Board. Additions include any room, porch, deck, shed, fence, walkway, etc. Your request must be submitted in writing and include a:

- Xerox copy of your Lot Plat.
- Drawing of the additions with dimensions and distance to all property lines.
- Statement of work that includes the type and color of material to be used.
- City of Winchester Permit as required.

***Enforcing HOA Rules*** Although a vast majority of HOA members comply with established Association Rules & Guidelines, a few do not. The HOA will impose charges of \$10 per day for violations. Be advised:

- MBSHOA is a Single Family Dwelling community.
- No signage is authorized on Lots except for "For Sale" signs.
- No vehicle covers / inoperative vehicles stored in driveways or on any Lot.
- Upkeep of Lots. (Lawns must be kept clean, mowed, weeded and mulched).
- Containers and grills are screened from public view. (Remove containers immediately after trash collection.)

***Budgeting for 2009*** Reducing HOA cost is paramount. 2009 HOA expenditures were reduced over 14 percent:

Expenditures	2008	2009
Common Area	\$1,200	\$1,100
HOA Insurance	\$1,200	\$435
Management Fee	\$3,000	\$1,800
License and Permits	\$150	\$200
Postage	\$300	\$250
Annual HOA Meeting	\$50	\$75
<u>HOA Web Page</u>	<u>\$200</u>	<u>\$300</u>
<b>Total</b>	<b>\$6,100</b>	<b>\$4,160</b>

***Upcoming 2009 HOA Meetings***

- 6th Annual HOA Meeting, on Saturday, June 20, 2008 at 11:00am -12:00am, at Handley Regional Library
- Monthly HOA MTG at Daily Grind off Jubal Early Dr, on Sat, 11:00-11:50am, Jul 18; Aug 15; Sep 19; Oct 17; Nov 21; Dec 12.