

Be on the lookout for Board Ballots



THREE Board Members will *not* be running next year:

Treasurer
Communications
Secretary

Please see the next page for more information. Ballots will be sent out

in early December and counted at our General Meeting held in January.

Follow up on the Fine Policy

The purpose of our November Board Meeting was to provide background on why a Fine Policy is needed and to gain input from homeowners. There were two main reasons behind putting a Fine Policy in place now: Stirling Davis Act and homeowners who have refused to respond to the Board and ACC in dealing with CCR & Policy violations.

At the Board meeting it became apparent that it was not clear that there is a very lengthy procedure, already in place, before the possibility of a fine is even discussed. As mentioned, we have been very fortunate in the past and everyone has found a way to come to an equitable solution to problems that have arisen.

What would get the ACC's attention?

This can range from extended periods of bare dirt (obvious signs of no landscaping) to *significant* changes in the exterior of the home (architecture, paint, landscaping) completed without prior ACC approval. Would a lawn that has not been cut for two weeks receive an ACC letter? No. However, a front lawn that shows signs of significant neglect (dead grass, overgrown shrubbery, poor sidewalk clearance) for an extended period of time would likely receive an initial contact.

What happens where there is a CC&R and or Policy violation?

When a homeowner is found to be in violation of the CC&Rs or Policies, the ACC contacts them with the intent to provide a friendly reminder of the covenants, conditions, restrictions, and policies that we have for our subdivision. This is usually done either in person or by email. Although some cases may warrant a shorter period of time to fix, the ACC initially gives a homeowner 30 days to respond to the ACC with a plan to correct the violation within 90 days from the original contact. If there is no response from the homeowner the ACC follows a series of steps and timelines giving a homeowner an opportunity to work with the ACC for a solution. As result, depending on the situation and type of violation a homeowner has considerable time to rectify any ACC violations. Consistent and responsible communication be-

tween the ACC and a homeowner to mutually solve violations and extenuating circumstances are always considered. Unfortunately, we have recently been faced with a few situations where a neighbor has refused to adhere to the above procedure.

When a neighbor refuses to comply and all other avenues are exhausted, the Homeowner's Association must pursue a more binding resolution. The Board has chosen not to litigate homeowners who are in violation. This is not the philosophy of the current board and it would cost the Association between \$15,000 and \$20,000. Instead, fines would be assessed and if the situation not rectified a lien would be put against the home and ultimately satisfied when the house is sold.

When homes are sold, new buyers/homeowners are provided with all documents as part of the escrow process. The Board recommends homeowners review the CCR's and Policies.

To review November or any past Board meeting minutes, please feel free to check our website for all minutes listed: <http://www.shadowbrook.org/sbm.php>

SBHO October Board Meeting

NEXT MEETING: 14 December 2010, 7pm at the Pool. Due to a limited candidate pool, and several board members wanting to transition off of the board after several years of service, the board has agreed to extend the timing of the board elections for one month to obtain and confirm additional candidates.

Remodeling or just repainting? If you are changing the appearance of the exterior of your home – including roofing, remodeling, painting or siding – you must contact Shadow Brook's Architectural Control Committee ("ACC") at acc10@shadowbrook.org **prior to commencing** any work. Please check our website for notification and approval guidelines.

Board & Committee Information

www.shadowbrook.org

President: president10@shadowbrook.org

Patrick Smith

V.P. Social: social10@shadowbrook.org

Staci Tenczar

V.P. Pool: vppool10@shadowbrook.org

Lynn Kepp

Secretary: secretary10@shadowbrook.org

Brett Wingo

Treasurer: treasurer10@shadowbrook.org

Doug Newton

Communications: splasher10@shadowbrook.org

Carla Neumann

ACC: acc10@shadowbrook.org

Desiree Childress, Bob Parker, Don Hale
Welcoming Committee: welcome10@shadowbrook.org
Jody Tempel
Swim Team: swimteam10@shadowbrook.org
Mary Nicholson
Pool Manager: poolmgr10@shadowbrook.org
Pool Office 997-3871

Please be sure to check our website www.shadowbrook.org or the pool office for the next monthly SBHA Board meeting.

NEIGHBORHOOD BABYSITTERS

Please contact splasher10@shadowbrook.org for further information regarding our babysitter list. This information is provided as a courtesy for and is restricted to Shadow Brook Homeowners and Associate Members.

Business Recommendation:

I wanted to mention the folks at **Computer Business Services** - A friendly, neighborhood business located at 6472 Camden Avenue, near Country Inn Restaurant. Although their services include graphic design, printing, and direct marketing, they copy our own *Splasher* every month. They have always been responsive, efficient, cost effective and a HUGE time saver. Contact owners Rick & Carol Guido at (408) 268-1990.

FALL ELECTIONS

Candidates Needed!

Open Positions:
Treasurer
Communications
Secretary

Every year requests are sent out for new Board and ACC Candidates. This is YOUR year (or that of a neighbor's). The current Board invites you to become part of the decision process that affects where you live.

In the past, wonderful people have volunteered for these two important groups. However *this year our need is even greater*. Several of our Board Members will be stepping down after serving multiple years. Fortunately many new families have moved into the neighborhood, out of 318 homes there *are* people who are just not sure how to contribute to the continued success of Shadow Brook. Ask anyone on the Board or ACC for more information – helping is much easier and less time consuming than most people believe.

Board Members meet approximately once a month to discuss current issues affecting the neighborhood. These meetings generally last no more than an hour. The ACC meets periodically through-out the year.

Thank you to those neighbors who have volunteered to run for next year! It is greatly appreciated.





It's time for Shadow Brook's
Volunteer Appreciation Dinner!

If you helped out with any of the following events or groups, we want to thank you:

- *Swim Team Committee/Shark Shack
- *Memorial Day
- *Any Wednesday Night Social
- *4th of July-any event
- *Labor Day
- *Welcome Committee
- *Board or ACC

Please join us on Saturday January 22nd at 7PM for a casual dinner, music and socializing with your neighbors who, along with you, work so hard to make this a fun place to live!

The party will take place at Tim and Jody Tempel's home. This will be an **adult's only** evening.

Please let us know if you can be part of the fun by emailing at jody@shadowbrook.org.

Please RSVP by January 18th!

Looking forward to seeing you there!