**SWEET BRIER CONDOMINIUM ASSOCIATION**

**SEPTEMBER 2023 NEWSLETTER**

**The Annual Meeting** was held on August 24, in order to hold an election for the Board of Directors. Sharon Bennett has been re-elected to a three-year term. Your officers are President, Terry Gabor (718 Jonquil), term 2021-2024; Vice President, Sharon Bennett (506 Jonquil), term 2023-2026 and Kay Hearn (729 Coralberry), term 2022-2025.

**Welcome to New Homeowners**. We’ve had 11 new homeowners move into the neighborhood since our last annual meeting. We typically have about 11 - 12 new owners each year. Welcome to Sweet Brier!

**The Financial Report** was handed out at the annual meeting. It is available each month on Barnett’s website. The report itemizes the expenses and shows we are on track with our 2023 budget. The Board will start planning in October for the 2024 budget, which will then be mailed to all homeowners in December.

**Property Improvements** completed since our last annual meeting:

* Removed dead pine trees around property
* Planted live sticks along creek behind Lavender Lane
* Built a parking pad
* Purchased a storage shed
* Converted large mulch beds to grass
* Built two pond retaining walls
* Installed solar lights along the pond walls
* Installed three speed bumps
* Cleaned up the creek from the south side of the bridge to behind Lavender
* Mulched before Memorial Day
* Built and installed a book sharing box
* Purchased another bench for a total of five park benches
* Addressed drainage issues for over 25 homes
* Curbs repaired around the property
* Built creek retaining wall behind Cornflower

**Improvements Underway:** refurbishing the street signs and painting the green utility boxes

**Improvements Upcoming:**

* Paint the Sweet Brier sign at the gazebo
* Continue to address drainage issues
* Assess trees, bushes, landscaping in the Fall

**Thanks to our Neighborhood Volunteers for:**

* Watering the flower boxes on the bridge all summer long
* Keeping the geese away from the pond
* General repairs, mailbox repairs, landscape maintenance and siding repairs
* Painting the house number signs
* The social committee and all the fun events they plan for our neighborhood
* The sunshine committee spreading their sunshine with greeting cards
* Placing flags around gazebo during patriotic holidays
* Painting the street sign posts

**Submit a Request Form** each time you are considering making any modification, change, replacement or improvement to the exterior of your home and yard. This includes, roof, windows, driveway, patio, flower beds, trees, porches, fences, etc. A request form has been included in this mailing, please keep it for future use and reference. If you need another one, the form is available from a board member, from the SweetBrierMadison.com website, from Barnett's website and from the back of the Rule Book. Please complete and submit the form to Raquel via US mail or email, so the Board can review. Once approved (or denied), you will receive a letter from Raquel. Please wait for your approval letter before the work begins.

**Revised Rule Books** were handed out at the annual meeting. For those who did not attend, the board members went knocking on doors and hand delivered books to all homeowners. The revision incorporated the updated rules from the inserts that have been mailed out the last two years. Please dispose of the pink covered book dated August 2020. Please keep the new blue covered book dated August 2023 with your other important Sweet Brier documents.

**Reminders:**

* Mail your monthly assessment payment in by the 1st of each month. If it arrives after the 10th, a late charge will be added to your account. There are many options on how and where to make payments. Contact Raquel for those options.
* Garbage pickup is delayed when a holiday falls on a Monday. The next holiday impacted is Christmas. Garbage pickup will take place on Tuesday, December 26th. Mark your calendar!

**The Pond Fountain** has been changed to turn off at 10pm rather than 8pm at the request of homeowners living around the pond. The fountain will then be removed in October for the winter.

**Contract Work:** With the age of our homes, many owners are replacing roofs, furnaces, hot water tanks, driveways, patios, floors and other large ticket items. Check with your neighbors and ask around for a recommendation on a contractor. Sometimes a company will offer a discount if they get more than one customer to sign a contract. Find out if your neighbor needs the same work done and work together to try to cut a deal with the contractor. It doesn’t hurt to ask for a discount! Check the Sweet Brier website too, for contractors that have served many homes in Sweet Brier. And if it’s an exterior change, don’t forget to submit a Request Form!

**The Fall Grounds Walk** is scheduled for September 22nd. Please contact Raquel via email with any concerns you would like the board to review.

**The Next Board Meeting** is scheduled for Monday, December 4th at 10:00am at the Madison Library. All owners are encouraged to attend. Please contact Raquel with any questions or concerns.

**Raquel Bodkins**

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