



THE BERRY FARM

Neighborhood Newsletter

Greetings Homeowners!



Sasha with her kids

Welcome to our new neighbors and friends that have moved into our wonderful neighborhood. We also welcome our new POA President, Sasha Torres. She has been very busy and diligent in embracing her new position since March 2024. She is a wonderful addition to our POA volunteers and we appreciate her service.

Our website is theberryfarm.net. You will find all By Laws and Covenants there. We encourage homeowners to take a look when you have questions and know your POA volunteers will determine approval for each request.

We encourage homeowners to join the Nextdoor app. It is free and there is information pertaining to The Berry Farm, weather alerts, city road construction and closings, services offered, repair service, reviews on service providers, and beyond.

We thank each and every one of you for striving to keep our neighborhood looking beautiful and maintained. We appreciate your commitment to our wonderful community and it does not go unnoticed.

The Berry Farm is always looking for and we welcome those that would like to volunteer in any small or large way. Please contact us if you are interested! rarc@theberryfarm.net officers@theberryfarm.net directors@theberryfarm.net



Justin Leard



Al Stroh

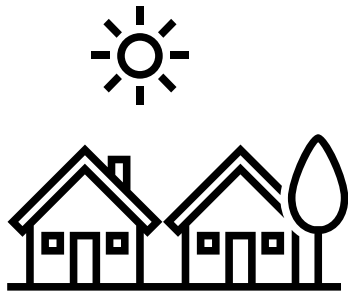


Reagan Binns

Dates to Remember

- October 11-12; 8am: Fall Garage Sale *
- October 27; 3-6pm: Berry Farm Fall Festival and Chili Cook-Off. See Nextdoor for more information.
- January 2025: \$250 Annual POA dues due **
- March or April: Annual Homeowners Meeting. See Nextdoor for more information and watch for common area signs.

Reminders



Thank you for being the best
neighbors in Rogers!

- Please contact RARC for request on any and all changes to the exterior of your home. RARC is a committee of 4 volunteer homeowners to assess, per the Covenants and By Laws, and discuss your request, rarc@theberryfarm.net.
- Please pass along to RARC if you are having any special work done at your residence in which a trailer or vehicle will be at your home for remodel purposes. These vehicles are to be moved in the nighttime hours, as stated in our Covenants.

- Trash and recycle cans are to be housed out of sight, behind your fence or in the garage, from the street and are to be removed by Sunday afternoon.
- Automobiles are not to be parked on the street in the nighttime hours. Please make every effort to park in your driveway or garage even in the daytime hours. *(Page 36 of CCR of the Berry Farm 9.4 Parking Violation, (b) Parking a vehicle on the street at night is prohibited.)*
- In the event that a homeowner chooses to not personally reside in their Berry Farm property, and leases or rents their Berry Farm property, it is required that the homeowner provide the Board with contact information, before they vacate their property. The RARC has had issues in the past reaching the homeowner when a situation arises, and it is not guaranteed that a renter will pass information to the homeowner. This protects yours and your neighbor's investment. *(Declaration of Covenants, page 44 Section 11.1 Registration with the Association (b).)*
- Look at your mailboxes to determine if it could use a coat of paint. Several are quite in need.
- Please be very careful and stay within the low-speed caliber while driving through our subdivision.
- Please discard you dog's poop if elimination occurs in a yard, the Commons area, along Pack Lane, along the fences, behind Collins Circle by the fences, or in the drainage area.
- Each homeowner is responsible for the upkeep of the foliage on their property.
- "No vehicles such as inoperable recreational vehicle, operational vehicles, trailers or boats, are not to be parked within our subdivision unless they are within the Resident's enclosed garage out of view. *(Clarification can be obtained using a request to the RARC." Please refer to CCR which are on our website, theberryfarm.net., page 38 Section 9.9 Temporary Structures and Vehicles.(a) and (b).)*
- Please submit updated contact information of those tenants of rentals/leased properties in The Berry Farm. *(Declaration of Covenants, page 44 section 11.1 Registration with the Association (b))* We would like to include all that reside in our community the opportunity to be notified of any and all activities, and become involved in the community, if they so choose. Many tenants do not receive information such as the newsletters and such and we feel that leaves the tenants at a disadvantage.

* Each homeowner that desires to participate will be required to obtain their own city permit. All Berry Farm Garage/Estate sales are to be conducted on Board designated dates,(Spring and Fall) unless requested and approved by the RARC.

** The increased fee is \$250.00 per year, as voted upon by the Board of Directors in March 2024 and announced at the 2024 April 1 annual homeowners meeting. As we all have experienced, the cost of services(lawn care, tree care), repairs (old irrigation system maintenance, light pole, wall at entrance), water and electric bills, insurance, supplies(paper, printing cartridges, stamps, envelopes), website, P.O. Box rental fee., annual meeting site rental fee, eventual replacement of dead shrubs along West Drive, etc., have increased substantially.