



TOWNHOMES OF BIENEMAN FARM HOA

SUMMARY OF ASSOCIATION INFORMATION

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General Information	
Management Company	MJF & Associates Inc Matthew J Fee, Manager office@mjfandassociates.net 1940 South Greeley St Ste 104, Stillwater MN 55082. (612) 819-0133
Move-in Move-out Fee	None
Rubbish Pickup	Thursdays
Must homeowner contact rubbish vendor directly for service?	Yes, for special services only Advanced Disposal, 651-487-8546
Mowing Day	Wednesdays (may vary)
Fire Prevention System	No
Outdoor Irrigation System	Yes
Extra Storage Available	No
Controlled Access in Common Areas	No
Parking Spaces per Unit	2 garage, driveway varies
Type of Parking for each Unit	Garage and driveway
Guest Parking Location	End of dead-end streets, city streets (Foxglove Way, Albert St, Trillium Way)
Guest Parking Restrictions	Yes, see Parking Policy
Onsite Staff	None
Directions	From Exit 4, I94: South on Carmichael, West on Hanley, south on Foxglove Way, homes are on the left side of Foxglove Way between Trillium and Albert St. Two-story townhomes in 8-unit buildings.
Insurance Agency Contact	Austin Battaglia, AINS Commercial Insurance Advisor Spectrum Insurance Group 605 2nd St, Hudson WI 54016 Direct: 715-386-5825 Insurance Company: West Bend Mutual
Legal Firm	Mudge, Porter, Lundeen, & Seguin (Hudson) Collection Line: XXX-XXX-XXXX
Towing Company	Jerry's Towing XXX-XXX-XXXX
Mailbox Keys	Contact Hudson Post Office at 715-386-0322
Property Specifications	
Total Number of Units at Completion	136
Number of Buildings	17 (8 units per building)
Type of Homes	Bi-level Townhomes
Year Built	2000
Builder	Bright Keys
Number of Phases	Development Complete
What facilities are included in common areas?	Streets, Parking, Grassy Areas
Type of Construction	Frame
Type of Siding	Brick and Vinyl
Type of Roofing	Asphalt Shingles, last replaced 2018-2021 (four phases)

Association Dues & Assessments	
List any extraordinary expenditures approved by the Association, and not yet assessed, for the current and the two succeeding fiscal years	None
List any unsatisfied judgements against the association (identify creditor and amount)	None
The Association recommends/requires owners to purchase an HO-6 insurance policy	Recommends
Special Assessments	None
Assessments (Dues) Cover:	Exterior Hazard Insurance, Irrigation, Lawn/Snow services, Liability Insurance, Management, Reserves, Rubbish
The Association does/does not have a blanket Hazard Insurance Policy	Does
Assessment Billing Frequency	Monthly
Assessment Due Date	1st of Each Month
Additional Dues	None
Electronic Payments Available	Yes; recurring and one-time ACH payments available
Other Payment Methods Allowed:	Check, BillPay (through your bank); cash and credit card payments are NOT accepted
Listing & Selling Information	
Master Association is completed	Yes
Control of the HOA been transferred from developer to unit owners	Yes
Is any part used for commercial purposes?	No; such use is prohibited
List any right of first refusal or other restraint on the free alienability of the above unit(s) constrained in the declaration, bylaws, rules and regulations, or any amendment to them	None
List any pending lawsuits to which the Association is a part of	None
Does the Association have any other restrictions?	Yes, see Governing Documents
Is there a pet policy?	Yes; each unit may have no more than two pets. Each pet owner is responsible for cleaning up after his/her pet immediately on all public and Association property as required by city ordinance. City of Hudson animal control laws must be obeyed on all property. No animals, either temporarily or permanently, can be contained or caged on property, including patios. All animals must be leashed at all times. Animals may not be leashed to trees and/or left unattended at any time. See Governing Documents for additional details.
Does the Association have a lockbox policy?	Yes, see Governing Documents
Are rentals allowed by the Association?	See Governing Documents
Is there a Satellite Dish Policy?	Yes; Association permission is required and owners must follow the Satellite Dish Installation Guidelines and Policy
Are Open Houses allowed by the Association?	Yes, see Governing Documents
Are For Sale signs allowed on the property?	All signs, including realtor For Sale signs, are prohibited except for commonly used For Sale signs that are placed in the ground on metal rods. All damage to sod or landscaping must be immediately repaired at the time the sign is removed.
Does the Association have the right to approve the buyer?	No
Is this Association FHA-approved?	Not as of 10/23/2021; check FHA website for current status: https://entp.hud.gov/idapp/html/condlook.cfm