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## A WONDERFUL DAY IN THE NEIGHBORHOOD

Hello neighbors of Brownstone Village! I would like to thank everyone who has taken the time to read this newsletter. The purpose is to connect with our neighbors. The board would like to thank the neighbors who continue to keep our neighborhood looking nice and welcoming.





## MEET THE BOARD OF DIRECTORS

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### **Who are we?**

The Brownstone Village HOA Board are your neighbors who live here in this community.

Vacant – President

Kendra Rawls Dennison – Secretary, contact information is [kkrawls@aol.com](mailto:kkrawls@aol.com)

Mitch Curry - Treasurer, contact information is [mitch.edisto@gmail.com](mailto:mitch.edisto@gmail.com)

Ernestine Ledbetter – Architectural Committee Chair, contact information is [ernestine.ledbetter@outlook.com](mailto:ernestine.ledbetter@outlook.com) Ph: 919-329-7132

Every year the homeowners have an opportunity to nominate two homeowners to the board.

### **Duties of the Board**

The duties of the Board are to enforce the Covenants and Restrictions for the homeowners' association and to maintain the common areas and the pond. The reason that we do this is to protect our most important and expensive investment – our homes. We value this subdivision and the people who live here. We all want to live in a beautiful subdivision where property value is kept up with well-kept homes, grass cut, trash cans pulled away from the street, and no junk or inoperable cars in the yards.

Some of our neighbors have gotten angry with us for enforcing the Covenants and Restrictions but most of our neighbors have been gracious and made the adjustments to comply. We thank those neighbors that understand that we are not “picking” on them but simply requesting that they comply. Please note that every homeowner in this subdivision has made an agreement to abide by the Covenants and Restrictions by simply purchasing a home here.

Some HOA's have contracted with management firms to collect dues and enforce the covenants and restrictions. These firms do not have anyone living in our subdivision and therefore the empathy is not there for homeowners breaking the “rules.” Some of them have been charged for embezzling money from the homeowners. And these firms are not cheap. The dues will have to go up substantially to engage them to do what your Board does now.

No one on the Board gets paid for what we do. We do it because we believe that the homeowners should control their money and their Covenants and Restrictions. Please consider joining us on the Board or on committees to help us do our jobs.

### **Request from homeowners**

Please allow at least two weeks for the board to respond to requests.

### **Not our responsibility**

The Board does not handle disputes between neighbors, nor do we have any responsibility toward paying for the upkeep of your property or for any problems that you have on your property. When we point out problems that we observe, we often give solutions on how those problems can be rectified. It is up to you to choose what options are best for you to correct those problems.

Visit the website for updates and board meeting information: <https://bvhoanc.com>

## Overview of “Declaration of Covenants, Conditions and Restrictions” and “Protective Covenants” for Brownstone Village Homeowners Association

1. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
2. No trade materials or inventories (other than materials for construction of dwellings or other approved structures on the lots) may be stored upon the premises and no tractors (farm), inoperable automobiles, rubbish, trash, or unsightly materials of any kind may be stored, regularly placed, or allowed to remain on any lot.
3. No (commercial) truck, (commercial) van or recreational vehicle shall be stored, regularly placed, or allowed to remain on any lot, or within the right-of-way of any public street within Brownstone Village.
4. No business activity or trade of any kind whatsoever, which shall include but not be limited to the use of any residence as a doctor’s office or professional office of any kind, a fraternity house, a rooming house, a boarding house, an antique shop or gift shop, shall be carried on upon any lot.
5. Except with prior architectural approval, no communication tower, television or radio antenna or tower or satellite dish shall be erected or placed upon any lot.
6. No trailer (except temporary construction trailers), mobile home, tent, shack, or barn shall be erected or placed or permitted to remain on any lot covered by these covenants.
7. A storage shed may be permitted at the rear of each lot upon prior architectural approval after the plans and specifications or a photograph and a plot plan showing the proposed location have been submitted for approval (see Architectural Standards).
8. No travel trailers or other recreational vehicles and boats shall be stored on any lot covered by these covenants.
9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets (not to exceed four (4) such household pets at any one time) may be kept, provided that they are not bred or maintained for any commercial purpose.
10. No building, fence, wall, mailbox or other structure shall be erected, placed, or altered on any premises without prior architectural approval (see Architectural Standards).
11. The Association shall have no obligation or responsibility for any maintenance of lots, or any dwellings located thereon, such being the obligation and responsibility of the owner.
12. Trash Cans – Mobile refuse containers and recycling containers shall be placed in the required location for collection no earlier than 7 p.m. on the day preceding a designated pickup day and shall be removed from the curbside location no later than 7 p.m. after the container has been emptied. Except during those hours, the mobile containers and all other refuse containers shall be kept in a location no closer to the street than the front line of the residence. (Garner Ordinance).
13. The Association (HOA) shall have the right to enforce, by any proceeding at Law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration.
14. Rental Procedure – all requests for home rentals must be in writing. The HOA Board will give permission to rent provided the 20% cap has not been met or the 25% cap has not been met by hardship cases or special permits.

## Dues

The HOA has had some problems with mail delivery, and you may not have received your billing statement recently.

- Dues are paid quarterly and the current amount due each quarter is \$50. Homeowners are responsible for paying their dues even if they do not receive a billing statement. You can reach the bookkeeper Deanna Britt at (919) 794-7285 or [dbritt@bksnmore.com](mailto:dbritt@bksnmore.com)
- The process for delinquent dues has recently changed, please review information on the back of your billing statement. If delinquent dues are turned over to the lawyer, it will automatically incur a \$400 cost for processing. Please contact the board if you have trouble paying your HOA dues before it is turned over to the attorney.

## Website

Please visit the website to give the HOA your email address. Let the HOA know if you would like to receive your billing statement through email in the comment section on the website. Check the website regularly for any updates from the HOA. Homeowners can review the budget on the website. [www.bvhoanc.com](http://www.bvhoanc.com)

## Board Members Needed Desperately

The HOA is in desperate need for volunteers for the board. Ernestine Ledbetter has been a dedicated long-term member of the board and will be stepping down in May 2024. If we are unable to get members from the neighborhood to volunteer, we will have to contract a management company to handle the HOA and the dues will increase to cover the cost of the management company.

## Commemoration

The members of the HOA would like to commemorate the life of Donna Sue Murray who passed away March 29, 2023. She was a dedicated board member and the chair of the beautification committee.



## NEIGHBORHOOD HAPPENINGS

- Let's keep our neighborhood clean and pick up any litter you see in the streets.
- The board needs volunteers, please consider joining. We need people with various backgrounds and abilities to assist.
- Make sure you contact the board to receive approval prior to erecting fences, purchasing a shed, doing home extensions, or renting your property. Please refer to the HOA Covenants for detail requirements.
- If you have rental property in Brownstone Village and do not have prior approval, contact the board immediately before legal action is taken.



- If you are new to Brownstone Village, contact a board member so we can give you a neighborly welcome.
- Board meetings are held every second Thursday of the month at 7pm via zoom.
- Remember all pets must be kept on a leash when not secured on your property.