

Dear Owner,

The Homeowners Association (HOA) works diligently to encourage people to keep homes looking nice, but it ultimately comes down to the pride you have for your neighborhood. With all that said, the HOA is urging everyone to do his or her part in keeping the property kept up, enhancing desirability to live in your unique community and thus increasing property values. The following basic maintenance changes the look of an entire neighborhood:

- Pressure wash outside of your house, fence, sidewalk & driveway to remove dirt, mold and grime if needed, recommended every other year.
- If applicable, fix broken siding, fences, shutters, windows and maintain them in an aesthetically pleasing manner.
- Treat your yard for weeds and pest control year-round.
- Pull weeds from mulch beds, rock beds & flowerbeds. Trim branches that encroach onto roofs and over sidewalks. Mow, trim and edge your lawn and shrubs regularly.
- Water your yard in accordance with the water restrictions. The rules change depending on daylight savings time each year.
- Keep trash cans, recycle bins, garbage and bulk debris out of view when not scheduled for collection.
- Keep toys out of the front yard/driveway when not in use.
- Do not park in the street when your driveway can be used for your vehicle. A number of the streets are narrow and parking on both sides can restrict the legally required passage of vehicle on the street. **Do not illegally block the sidewalks with your vehicle either – people need to be able to walk without having to move into the streets to get around your vehicle.**
- Contain your pets and pick up after your pets. Be respectful to neighbors' yards when walking your pets throughout the neighborhood.
- All exterior changes or improvements to the property must be approved by the HOA. Application must be made via the ARC Submission Form for approval prior to construction. Incomplete information will result in a delay or denial of the application. **Please note all submissions must include a copy of a site/boundary survey which you received at closing with the change drawn to scale on it.**

These are just a handful of basic (low cost ways) of keeping the home looking nice and safe, which in turn makes the neighborhood a desirable place to live and a community which people can be proud of.

At this time, we also provide you with the 2023 Year-End Income & Expense Statement. [A full set of the 2023 financials are available for review by appointment during our normal business hours –write to info@bcmsservices.net if interested.]

Sincerely,
At the Direction of the Board