

Brownstone Homeowners' Association

January 2024 Newsletter



Happy New Year to all in our wonderful Brownstone community. Whether you are still celebrating the turning of the clock on January 1st or are preparing to celebrate the Chinese Lunar New Year on February 10th, we wish you a prosperous, joyous, and healthy year ahead.

Board Member Update

The Board has appointed Oscar Abello to complete the term of Becki Holt, who stepped down from the Board in November. Thank you, Oscar, for joining the Board during this interim period.

Annual Meeting and HOA Board Election

Our Brownstone Annual Meeting and HOA Board election date has been set for Monday, February 12th at 6:30pm at the St. Charles Public Library.

We have three HOA Board positions that are up for election this year. If you are interested in running for the Brownstone Board, look for an email from our Property Manager, Holly Marek, sent on January 5th. Please then submit the Candidate Come Forward Form and a bio by Feb. 8th.

Year in Review of Brownstone Projects

We had a very productive year when it comes to projects to improve our community. In November, we began what will be a 4-year project by replacing the roofs and installing larger gutters and downspouts on four of the buildings. We plan to advance our project with three more buildings in 2024. Meanwhile, the Board continues to ensure that our existing roofs are inspected and receive preventative maintenance and/or repair, as needed.

Other improvements you may have noticed include the epoxy resurfacing to four Keystone entry landings. We also repaired paver driveways at four homes and did landscape edging repairs at four homes.

In the common areas, we did paver and edging repairs in the Brownstone/Cobblestone triangle, and, also installed some river rock in two locations to help improve stormwater runoff. We updated the manual sprinkler controls with a wireless feature. Finally, we repaired several watering zones within the lawn watering system.

Thanks to all of you, our Owners, who report issues and concerns to Foster Premier. We prioritize urgent repairs if safety or damage is a concern. Otherwise, we group needed repairs with similar issues identified on our Spring Walk Around so that we can gain efficiency with the vendors who make the repairs. Look for an email later this Spring from Premier Foster, requesting feedback, including photos, of concerns outside of your home. The Board will inspect and prioritize needs during the Spring Walk Around.

2024 HOA Assessment Information

Our HOA assessment fee for 2024 remains the same, \$475/month.

Living in Our Winter Wonderland

Winter has arrived, and with it will come snow and ice. We thought we would remind/share with you some tips to help you survive and thrive in the elements. First, it's dark outside. To help improve safety of our neighborhood, you may want to leave your front lights on to illuminate the sidewalks and streets.

Our snow removal contract triggers service when snowfall exceeds 2 inches. However, the Board and the property manager work actively with our snow removal company to ensure that any significant accumulations are removed if they occur over several days. Remember not to use salt or other de-icing chemical compounds on the paver driveways, the skim coated steps and porch, or the decks. In fact, our HOA by-laws do not permit the use of calcium chloride or any melting agent on Brownstone property. Sand is your best option. And always use a rubber-tipped snow shovel on all Azek surfaces (decks and deck stairs). Additional details and tips on how to remove snow from our decks can be found at:

<https://www.timbertech.com/ideas/winter-deck-protection/>

Welcome to our Newest Neighbors

Jeff Sons, at 68 Bluestone, joined our neighborhood late last year. A single dad of four kids (Colin, Keira, Brogan and Declan), Jeff says he has always heard great things about our homes. He has worked in financial services for 25 years, has been a coach for the kids' sport teams, plays golf and loves to travel with the family.

What's Happening in St. Charles

Restaurant Week in St. Charles starts Monday, February 5th and runs through Friday, February 9th. In order to take advantage of the 20% from a meal worth \$25 or more, simply state "Dining for St. Charles Restaurant Week" to your server.

Have you had a chance to visit or spend time in the new First Street Plaza? St. Charles leaders celebrated the opening of this multi-year project last week.

According to a press release, "The new plaza will offer a central location for public fairs and festivals, entertainment and events, or just enjoying the views."

On March 9th, St. Charles will be celebrating St. Patrick's Day with their annual parade, set to begin at 2pm on Main Street. Did you know that the shamrock, which was also called the "seamroy" by the Celts, was a sacred plant in ancient Ireland because it symbolized the rebirth of spring?



Thinking of Making a Change?

Additions and Alterations (A&A) process is your required and critical first step to make any changes or improvements to the exterior of any building, patio, entry stoop, or your private deeded property. All changes to the exterior of the property must be requested through the A&A process, using the A&A. The inclusion of an accurate sketch, photos of materials, etc., are required. Upon receipt, the Board will review and provide feedback. No work should be committed to or started prior to Board approval of the A&A. Please refer to Rule 1 – Additions or Alterations to Exteriors in the Rules and Regulations of the HOA documents for additional information.

Your Brownstone HOA Board

- Laurel Moad, President
- Sharon Bringelson, Treasurer
- Anita Walls, Secretary/Newsletter
- Brian Filler, Director
- Oscar Abello, Director

Property Management Contact Information:

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