

# Brownstone Homeowners' Association

## *Brownstone HOA Newsletter November 2024*



### **EIFS Repair/Maintenance Project Update**

The Brownstone HOA selected JAD as the contractor to repair the areas where moisture has penetrated the EIFS, to add flashing to all units with EIFS to minimize future moisture issues, and to re caulk the exterior of eight buildings. It is the board's intention to address the remaining five buildings in spring 2025. The board also engaged Cliff Kapson to oversee the project.

2024 work is underway and nearing completion. Several additional related issues have been found and either have been addressed, or will be added to the 2025 project. The cost for the remainder of the work, to be completed next year, exceeds the financial resources of the HOA. A special assessment is expected in Spring 2025 to pay for these essential repairs.

### **2025 Budget to be Approved**

The HOA board will approve the 2025 Brownstone budget at the next regular meeting. The details of the budget were sent to all owners in October and may also be found on the HOA website.

### **Next HOA Meeting November 20**

The Brownstone HOA board will meet on Wednesday, November 20 at 6:30 pm. This is an in-person meeting at the St. Charles Public Library, 1 S. 6<sup>th</sup> Avenue.

### **Update on Other Projects**

- **Roof, gutter, and downspout replacement for three buildings** – Barry Roofing completed the work for 301-341, 502-526, and 534-550 Brownstone Drive. This completes the 2<sup>nd</sup> year of the 4-year project.
- **Refinishing of front doors** – due to dust and debris from the EIFS and roof projects, this work is being delayed to 2025. A contract is approved with IOC for all units' front door refinishing and owners will need to be able to provide front door access to IOC. More information will be provided at the time this project is set to begin, in spring 2025.
- **Painting of metal gates, railings, and patio enclosure toppers** – IOC has completed this work.
- **Repair wood garage doors** - nine garage doors were repaired by City Service Corporation.
- **Gutter cleaning** was done for six buildings whose roof replacement is scheduled for 2025-6.
- **An Accolade Elm tree** was planted on the south end of the common area, near Prairie Street.

## Tips for Winter

Like it or not, winter is coming, and with it will come snow, ice, and darkness. To help improve safety of our neighborhood, residents may want to leave front lights illuminated to brighten the sidewalks and streets.

The snow removal contract triggers service when snowfall exceeds 2 inches. The Board and property manager work actively with the snow removal company to ensure that 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, the HOA by-laws do not permit the use of calcium chloride or any melting agent on Brownstone property. Sand is the 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 decks can be found at:

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

## Feedback Requested for Proposed Expansion of the Sculpture in the Park Program

The River Corridor Foundation has proposed extending the Sculpture in the Park program beyond Mount St. Mary Park, north along the Bob Leonard river walk, behind our buildings. See details in the November 1 email sent to all owners by Ruben Alonso, and provide any comments to Laurel Moad by Tuesday, November 19.

## Consider Volunteering on the HOA Board

Each February, at the annual meeting of Owners, Brownstone residents elect new board members. The HOA board is made up of five owners and the 2-year terms are staggered to smooth transitions. In 2025, there will be three positions open. Please consider coming forward for one of these roles.

Our beautiful neighborhood is such a great place to live, largely because of the work done by the board. This is your chance to contribute!

## Upcoming Community Events



**Lighting of the Lights Ceremony, Friday, November 29 at 5:00 pm**

<https://www.stcholidayhomecoming.com/lightingofthelights>

**Electric Christmas Parade, Saturday, November 30 at 5:30 pm**

<https://www.stcholidayhomecoming.com/parade>

## HOA website

This website is a great resource for owners. <https://www.brownstone-homeowner.com/> Several pages are protected and the password is Brownstone2024!

## Property Management Contact Information:

Ruben Alonso, Community Association Manager, [ralonso@fosterpremier.com](mailto:ralonso@fosterpremier.com) or (815) 886-9976.

## Your Brownstone HOA Board

- Laurel Moad, President
- Sharon Bringelson, Treasurer
- Anita Walls, Secretary
- Brian Filler, Director