

Brownstone Homeowners' Association

Brownstone HOA Newsletter September 2024



HOA website is live!

This website is a great resource for owners.

<https://www.brownstone-homeowner.com/> Several pages are protected and the password is Brownstone2024!

EIFS Repair/Maintenance Project Update

Two contractors responded to the detailed RFP, and receiving and vetting those bids has taken considerably more time than expected. In order to make the most informed decision on EIFS and caulk repairs and maintenance which affect every building in our community, the board met with the head of the EIFS inspection company, Cliff Kapson, and also with one of the companies who responded to the RFP.

The board will meet via Zoom on Mon Sept 16 at 5:00 pm (link to be sent to all owners) to select a contractor, decide on work phasing, and determine how the expense will be funded. It is the board's intention to move forward as quickly as possible. Additional information will be provided to owners as decisions are made and work is scheduled.

Update on Other Projects

- **Roof, gutter, and downspout replacement for three buildings** – contract approved with Barry Roofing for 301-341, 502-526, and 534-550 Brownstone Drive. The work is expected to be done in September and owners of affected units will be advised in advance of the start date.
- **Refinishing of front doors** – 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 September.
- **Painting of metal gates, railings, and patio enclosure toppers** – contract is approved with IOC, and work is expected to be done in September. Owners will need to move personal items at their front entry and patio out of the way. The painters will not be responsible for moving anything obstructing their access.
- **Replace rotted wood** on nine garage doors – contract approved with City Service Corporation.
- **Gutter cleaning** for six buildings whose roof replacement is scheduled for 2025-6. This will be done in conjunction with roof replacement in September.
- **Misc repairs completed**
 - Resecure 21 light fixtures (3 fixtures still pending)
 - Paver repairs
 - Mortar repairs
 - Tree removal and replacement with hydrangeas



Tree Trimming

The HOA handles both the pruning and tree care services for the community's 75 trees.

- **Annual Pruning** - This is scheduled by the HOA with advance notice sent to owners to allow them to be present to provide instructions regarding trees on private property. Davey Tree Expert Company will do the next pruning in January 2025.
- **Any off-schedule care** – If owners wish to have trees trimmed off-schedule, please contact our property manager via email and include a photo of the issue to be addressed. Ruben and the board will confirm whether the tree(s) is on private or common property and assist with the appropriate next steps, which may include the owner bearing the cost of an additional visit by Davey Tree.

Deck Railing Lights - Opportunity to Add

Some deck railings in our community had lighting installed as an owner option when the decks were replaced several years ago. This lighting requires special wiring in the posts. Several owners have expressed interest in adding lights to their decks. The contractor who did the original installation, Eddie Ray, will be on site in September to review these units and provide a cost estimate. If you are interested in adding lights to your deck, please contact Brian Filler at brianfiller@yahoo.com or 630-391-2383 to be added to the estimate list. It's possible that more units being included may reduce each owner's cost. Please note that an A&A form will need to be submitted and approved before installation is scheduled.

Remove Unused Satellite Dishes

Please be aware that any satellite dishes which are no longer in use should be removed by the owner.

Al Fresco Fridays

You can find Al Fresco Friday social gatherings at the open space at Brownstone and Cobblestone Drives, starting at 5:30 pm on the following Fridays:

- September 13 – Guess Who with Photos
- October TBD

Congratulations to Brownstone Golf Scramble Winners!

The 5th Annual Brownstone Golf Scramble was held on Sat, Aug 24. Congratulations to the winning team! And thank you to Maureen Pinter who organized this annual outing.



Upcoming Community Events



Jazz Weekend, September 12-15

<https://www.stc jazzweekend.com/>

Scarecrow Weekend, October 11-13

<https://www.scarecrowfest.com/>

Property Management Contact Information:

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

Holly Marek has left Foster Premier and Ruben joined us in July as an experienced property manager.

Your Brownstone HOA Board

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