

Homeowners,

Thanks to all our great Mountain Brook homeowners for the neighborly help and friendship during the recent storms and power outage. We have heard many great stories of neighbors meeting neighbors and watching out for everyone in their area.

Please pass the word to your neighbors and encourage them to send us their email addresses. Remember, Government addresses will not work.

Glass recycling has come to Madison. See the mail copied at the bottom of this notice for more information.

CLUBHOUSE MANAGER: Effective at the end of May Eric St. John, our longtime Clubhouse Manager, is resigning his duties. Eric is a full time student, has his own business, and no longer lives in the neighborhood. The Board thanks Eric for all his years of help and we wish him luck in the future.

OPEN JOB: Do you know of a responsible teenager in the neighborhood? We are looking for someone who will monitor the pool and umbrellas during the summer and be willing to clean the bathroom at least once a week. They will be paid for their duties. This is how Eric started on his way to becoming our Clubhouse Manager. It is a great opportunity for a young person, but they must be responsible and able to communicate with us on a regular basis. Contact us through the website.

BOARD MANAGEMENT AND YEARLY ASSESSMENTS: The Board is not operating with a full set of functioning directors at this time. We understand that everybody is busy and nobody wants to volunteer their time to help run the neighborhood. As a result, the Board is facing facts that we will not be able to effectively manage the neighborhood and run the Board with only a couple of people. With Eric's resignation we also need a manager for the clubhouse and someone to oversee the hired pool and landscape contractors. The Board is going to start looking into hiring a management company to perform many of these duties. Based on what we decide, we may have to increase the yearly assessment to cover this cost. We will do our best to notify all homeowners within the next couple of months if there will be an increase next year. We will also try to not have to assess a mid-year increase.

The Architecture Review Committee has a new email address and it is highlighted on the front of the webpage. If you are doing building or renovations, please contact the ARC. If you want to add a fence or make major changes to your yard, you should also contact them. If in doubt, drop them an email. Their email is arc@mtnbrookofmadison.com.

YARD MAINTENANCE: It is that time of year for regular yard maintenance. The Covenant Compliance Program is monitoring front yards, however, we can't see into back yards. You are responsible for maintaining your back yard in a nice manner. The Covenants Committee is reviewing the wording to determine if we can enforce back yard maintenance. The City of Madison does have ordinances against unsightly or unkempt conditions:

An unclean, unhealthy, unsightly, or unkempt condition that is visible from the street or neighboring units is not allowed. (*Sec. 12-1. – Accumulation of wastes and*

rubbish on private property and abutting streets and sidewalks; control of weeds, shrubs, etc.; inspection of premises by building inspector.)

POOL AND TENNIS: The Board has contracted for pool maintenance services for the next year. They have already completed draining the pool, repairing tiles, and refilling the pool. We are targeting a pool opening the week of Memorial Day pending any major issues. The tennis courts will also get a face lift this month. The fence around the tennis courts will be fully enclosed so that we can add a lock.

SECURITY SYSTEM: The Board is getting quotes to see about installing a card access security system. If we decide to move forward with this all homeowners will receive a card and this will also serve as an ID card. Until that time, if you need a new pool key, the cost is \$5.00.

YEARLY ASSESSMENTS: One last reminder, the \$400 homeowners pay each year covers the management and operation of the clubhouse, pool, tennis courts, and common areas. It also covers programs like the Covenants Compliance Program (where the budget allows). The yearly assessment does not provide for a Board to help neighbors resolve issues with their neighbors. If you have an issue with your neighbor, you need to try to resolve it yourself.

GLASS RECYCLING: The City of Madison is proud to announce a Glass Recycling Drop-off now available to its citizens. Public Drop-off located next to Discovery Middle School Football Field. Enter area using North entrance- please drive cautiously when entering the school parking lot. Please avoid use during carline hours of Monday-Friday/7:15-8:05 am and 3:00-3:45 pm . For more information please contact Kristen Kulavich, 256-682-5117 or krisdkul@hotmail.com

Acceptable Items (including but not limited to)

All Glass Bottles (labels do not have to be removed)
Soda Bottles
Wine Bottles
Other Beverage Bottles
Food Jars (ie pickle jars, mayo, etc.)
Vases
Small plates of glass (ie glass from picture frames or small mirrors)

Unacceptable Items

Trash
Bags
Light Bulbs
Ceramics (ie. plates, plant pots, etc)
Monitors (ie. from computers, electronics, etc)
Frames (ie. from windows, mirrors, etc)

For larger items (large mirrors, large windows, etc) please take to

Alabama Glass Recyclers
5024 Meridian Street
Huntsville, AL 35811

ALL GLASS COLLECTED WILL GO TO ALABAMA GLASS RECYCLERS LOCATED IN HUNTSVILLE. THEY TURN THE COLLECTED GLASS INTO GLASS MULCH, GLASS FOR RECYCLED GLASS COUNTERTOPS, ETC.