

Happy Halloween from the Brookfield HOA Board!

Your HOA Board met on October 10th as part of our quarterly schedule. We would like to thank those of you that have paid the additional \$50 in HOA dues towards the updated total of \$450 that was approved at the annual HOA meeting held earlier this year. The board asks that all residents pay their dues in a timely manner to eliminate the need for additional fees from Heritage for extra notices and documentation. The board is working with Heritage Property Management to complete the budget for 2025 and maintain low HOA dues as long as possible.

The board has been pleased with the progress that our landscaping contractor, Dirt Monkey Mowing has made with all the common areas around the neighborhood. We realize that it will take some time, but we feel we are moving in a positive direction. The board is currently planning to utilize Dirt Monkey Mowing for snow removal at the neighborhood common areas throughout the winter months as well as for landscaping during the 2025 season. Please remember that as a homeowner in this community, you are responsible for the upkeep of your yard. Heritage Property Management recently sent an email detailing the fee schedule for any violations to the CC&R's. The board feels the issuance of fees for CC&R violations will help keep Brookfield as nice as possible. The neighborhood irrigation systems have been blown out and prepared for winter. If your personal irrigation system was blown out by Dirt Monkey, you will be receiving a bill directly from the contractor and it will not be handled by the HOA.

Please remember that barking dogs are a nuisance to everyone in our community. We ask that you be considerate of your neighbors and do your best as a pet owner to be observant of your dog's behavior. Additionally, continue to pick up after your dog when taking walks. We appreciate everyone's attempt to keep our neighborhood as clean as possible.

We would like to remind all homeowners that they can find the CC&R's on the Heritage website. Remember that any additions to your home's exterior, landscaping, fencing, paint color changes, etc. need to be approved by the architectural committee prior to any improvements being performed. We are still looking for additional volunteers to join the architectural committee.

Later this year, Nicole Koller will be resigning from the board, and we need another person from our community to represent the board. We would like to thank Nicole for all her

assistance and commitment to the board. Brookfield is YOUR community, and everyone should be involved in some capacity to maintain its desirability. Please reach out to any of our board members if you are interested in serving.

We hope everyone enjoys the fall and please let us know if you have any concerns or questions. Our next meeting is tentatively scheduled for December.

Thank you
Brookfield HOA Board Members