



**NEWS
AROUND
THE
NEIGHBORHOOD**

September, 2008

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At this time the board would like to thank the residents of Briar Cove for their patience and understanding while we adjust our lawn care schedules to allow our lawns to repair themselves from last years bad growing season. These adjustments are also helping us correct some budget difficulties. The board would also like to thank the many homeowners who have followed the exterior modification request procedure and created very attractive landscaped areas.

Garage Sale/Ice Cream Social. Although the prediction was for rain, the sun was out all day. Homeowners were selling and visitors were buying! The ice cream social was a big success, and special thanks go to Carmen Ware and Cheryl Warshaw, co-chairs of the Welcoming and Social Committee, and all of its members who volunteered and worked the ice cream cart in the hot sun. Be sure to check out the pictures on our Website!

Pets. The board has received many complaints by homeowners who do not have pets, yet have to pick up after their neighbors' pets. Please be respectful of lawns and neighbors' property when walking your pets. Pursuant to Article XI, Section 6 of the Declaration, "An owner may not keep, raise or breed any animals, livestock or poultry in or on a Residential Unit, provided, however that **two (2) pets only** shall be allowed to be kept in or on a Residential Unit, subject to the Rules and Regulations of the Association." The Rules and Regulations also provide that the Owner is required to keep their pet(s) on a leash at all times and pick up after their pets.

Trash. Please remember to secure garbage and recycled waste on garbage pick-up day. Any hazardous medical waste must be disposed of properly and not in with the regular trash.

Grilling. If you are grilling near your home, please be sure the grill is a good distance away from the siding. If it's too close, the siding will melt.

Grass Cutting. As you are aware, the lawns were cut every other week in the month of August as a cost savings measure, and will continue in September.

Rules Enforcement. We would like to remind everyone that the main purpose of your elected board is to serve the welfare of the community as a whole and to enforce the rules. Your board has been and is working to maintain a community that is comfortable to live in for all. You should be pleased to know that the Architectural Review Committee has reviewed and approved over 70 requests for exterior modifications!

Violations. With respect to exterior modifications, when a homeowner is in violation, it is usually other homeowners that bring it to the attention of the board. Article XI of our Declaration contains procedures that must be followed when a homeowner is in violation, which includes notification, a hearing, and a possible daily fine until the violation is corrected. If the violation is not corrected, a lien can be placed on the violator's home. If the association must retain an attorney, the attorney fees come out of the association's budget. Remember, change cannot be solicited by ignoring the rules.

Landscaping Maintenance. Trees and shrubs that were planted by the Association are maintained by the Association. Any additional landscaping, whether it's new trees/shrubs/bushes or replacements, must be maintained by the owner. A new homeowner recently asked "How do I know what bushes/shrubs on my property are original?" If you added or replaced any original landscaping and are selling your home, you must inform the prospective buyers that it will be their responsibility to maintain the additional landscaping.

As you know, the board did not create the rules, but they are charged with enforcing them. The decisions of the board are not always popular, and until rules or restrictions are changed, we must abide by them. Change cannot be solicited by ignoring the rules.

Home Businesses in Briar Cove. Article XI, pages 14-15 of the Declaration, states "Home offices which do not increase traffic within the property shall be considered residential uses and related purposes if the Residential Unit is occupied as a residence by the persons using it as a home office." The towns of Schererville and Dyer also have rules regarding home businesses. Increased traffic and/or clients coming to ones home impacts insurance and raises liability concerns. It is recognized that this issue can be somewhat sensitive, however, the Declaration must be adhered to.

Tree Line Trimming. Dave DeYoung has been voluntarily trimming the tree line around our community. Dave has also repaired our bench by the water fall. Special thanks to Dave for all of his **volunteer** work!

Landscaping & Beautification Committee. This committee is continuing to trim and weed the public areas of our committee. They will be planning a fall clean up of the public areas too, just as they did in the spring. Many thanks to all members!

Website. If you haven't yet, please bookmark our Website to follow any announcements and a great array of community pictures.

Feedback. In coming weeks you will receive a survey to give you an opportunity to voice your opinion on your Briar Cove experience. It is very important that you fill out the survey, good or bad, for the board to determine what, if any, changes need to be made .

Elections. Also in the coming weeks, you will be asked to consider running for a director position on the Briar Cove Paired Cottages Association Board of Directors in November, 2008. All board members are volunteers and receive no payment or salary.

www.briarcovehomeownersassociation.com