

BREEZEWOOD 2

HOMEOWNERS ASSOCIATION VOLUME 4 FALL 2016



Landscaping Update

Give yourself a pat on the back! You deserve it. Thanks to you and the other owners of Breezewood II, we can afford to do nice things for our neighborhood.

- First, we're working with the Breezewood Townes HOA to spruce up the "Breezewood" sign at Arlington and Mulberry.

- Second, we're doing a landscaping makeover, to all of our 12 buildings! Those on Mulberry and those on Thackery. Our contractor, Creech's, will start the makeover in late October. With cooperative weather, Creech's estimates the total project will take approximately one month and is expected to start with the buildings on Thackery Rd.

Some plants will stay and some will go away. New ones will be set down.

**** One Note:** If you have potted plants sitting in the plant beds, please move them when the landscaper gets to your building. Otherwise, the landscaper will move them for you.

Once this landscaping project is complete, we will have a fresh, inviting, updated and uniform new look.

Here's a peek:

- We'll freshen up with plantings of rubies and red knockout roses.

Board of Directors

Randall Jones

Kristen Savage

Brian Massey

Dusty Carter

Patrick Everett

Sherry Broussard

Alex Kinney

HOA Manager

Amanda Blomefield
amanda@russellpm.com

HOA Administrative Assistant

Jessica Kegel
hoadmin@russellpm.com

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Call for Volunteers

To keep our costs down, we'll water our new landscaping plants ourselves until the plants are established. So, will you help out with watering around your buildings?

To volunteer, please contact Jessica Kegel at hoadmin@russellpm.com and let her know you are interested in being a part of the Breezewood II Landscaping Improvements or contact the office and request to speak with Jessica by phone at 252-329-7368.

- If your building gets a lot of sun on its front, we'll also plant sun-loving hollaria hollies. If not, we'll put down shade loving acubas.
- We'll tie it all together with a brown mulch accent.
- We'll redirect the rainwater runoff from the downspouts at your buildings entrance. Now, they make "rivers" alongside the walkway. We'll fix them to water the plant beds instead!
- Our buildings vary a bit, so the number of plants each building gets will vary to accommodate.
- The low-lying juniper shrubs will go away. It's good for curb appeal. Without them, our buildings will have a brighter and more "open" look.

The Board decided it was best to freshen up all of the buildings at once so that no one has to wait. The alternative, which the Board rejected, would have been to pick some buildings for a makeover now, and make the rest wait a year. We're focusing on the building fronts this time around. The Board had to prioritize. It'd be far too expensive to do fronts and backs all at the same time.

- \$27,250; that's what it costs to freshen the landscape look of all of our buildings. It buys plants, mulch, and labor.
- Subtract \$10,232; that's what the HOA has saved so far for the makeover.
- That leaves \$17,018 left to pay. The Board of Directors voted September 7th to pay that balance out of the HOA's escrow account. And because, as the HOA, we're all doing a good job at saving, we'll have ourselves paid back in a year.

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Cool Weather Reminders

As the cooler weather approaches here are a few helpful reminders to keep Breezewood II enjoyable for all residents:

- Discarded appliances, water heaters, flooring, carpet, and all construction debris must be removed by the installer or resident and must be taken to the landfill. For furniture and mattresses/box springs, please contact City of Greenville Public Works to arrange pickup. Items being picked up by Public Works should not be placed by the dumpster until the night before the scheduled pick up.
- Furry friends should be kept on a leash at all times and owners are expected to “scoop the poop”. Especially with the new landscaping improvements, pets may not urinate on trees, shrubbery or in the grassy entrance areas to the buildings. If this occurs and the Association has to replace any landscaping, the homeowner will be billed for the expense of the replacement.
- Holiday decorations are acceptable with a few stipulations. Decorations must be confined to the unit, porches and the area around the front door. Decorations may be displayed four weeks prior to the holiday and must be removed no later than two weeks after the holiday.
- Tenants should abide by the rules set forth by the Board of Directors. To obtain a copy of the rules, please send your request to Jessica at hoadmin@russellpm.com or call the office to make a request.

GREENVILLE ANIMAL CONTROL
Report pet ordinance violations
252-329-4387

GREENVILLE UTILITIES
Report lights out along the entrance
and in the parking areas
252-551-1567

GREENVILLE PUBLIC WORKS
For bulk items
252-329-4522 or
Website: www.greenvillenc.gov
go to City Compass tab

GREENVILLE POLICE DEPARTMENT
Non-emergency line
252-830-EYES (3937)



MANAGEMENT

Russell Property Management
106 Regency Boulevard
Greenville, NC 27834
252-329-7368

Rocky Russell, Owner
Derek Broome, Property Inspector
Peggy Rouse, Accounting

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Reminder: Repair Assessments

As stated in our previous newsletter, the Board of Directors would like to make certain everyone is aware of the policy regarding repair assessments. As outlined in the governing legal documents for the property, all repairs to a limited common element, (any item that is exclusively for the use or benefit of one unit, or limited number of units, less than the entire Association) shall be assessed to the owner(s) who benefit from the repair. If your unit has to be repaired, and the cause for the repairs was not due to negligence on an adjoining property owner, the repair expenses incurred for your unit will be assessed against your account.

What do my HOA dues cover?

Great question! In a condo community the HOA Dues that are paid cover the maintenance of the roof, vinyl siding (repairs & pressure washing), door/shutter painting (property wide only), grass cutting, entrance sign, basic cable, water and sewer service, sidewalks, stairwells/walkways/breezeways, parking lots, street lights, exterior termite and pest inspections/treatments, maintenance of community mailbox and the master insurance policy.

Stay Informed

On the russellpm.com website, under the HOA tab, you will find Breezewood II's HOA page. This page contains the governing legal documents for the Association, the Rules & Regulations, meeting schedule for the Board of Directors and meeting minutes as they are approved.

Pest Control

Your monthly HOA dues paid to the Association include pest control. An annual termite inspection is included, as well as quarterly sprays and on call services. Please contact Othos Pest Control at 252-227-4005 to schedule a spray.



Dryer Vents

Remember to check your dryer vent to make sure it is free of water, lint and debris. A clogged dryer vent is a fire hazard and will not properly dry your clothes. If you do not have a service person available, please request Russell Property Management provide you with this service. A charge for this service will be billed to your account.