



BRIAR RUN ESTATES HOMEOWNERS ASSOCIATION, INC.

HOA Newsletter

SPRING 2021

Board of Directors

Joe Bosco – President

Becky Dingus – Vice President

Barbara Sobol - Secretary

Next meeting: **The next open Board of Directors Meeting will be TBD.**

www.BriarRunHOA.org

Financial Corner

The most recent balance sheet (January 2021) reflects that the Association has the following funds:

Operating Cash:	\$53,490
Capital Reserves:	\$72,333
Contingency Reserves:	\$5,568

Capital Reserves are used for items such as road paving.

One of Clagett's responsibilities on behalf of your Homeowners Association is to assure that quarterly homeowners' dues are received and in timely fashion. If you get behind in your payments, please contact the management office (melkon@clagett.com) to discuss arranging a repayment plan prior to allowing your account to accrue fees or property liens. The Association aggressively pursues delinquent accounts, first with a lien on the property, and then by turning the account over to a local collections attorney to file suit, garnishment, etc.



**Briar Run Estates
c/o Clagett Management**

115 North Queen Street
Martinsburg, WV 25401

Community Manager:

Marla Elkon

E-mail:

melkon@clagett.com

Phone:

304-596-6630 x1102

Annual Meeting

The Annual Meeting was held on February 25th. Thank you for those that came out and attended. Joe Bosco, Becky Dingus and Barbara Sobol were re-elected as your board. They will resume their current roles on the board.

There were great discussions had by all who attended, including, but not limited to: review of the Capital Reserve Study and its recommendations on roadway repairs, the need for dialogue with Ranson and Jefferson County about through traffic and possible annexation into Ranson, and ideas about having an annual dumpster day to make large trash disposal easier for homeowners.

Signs

Although it is great to display your political views or signs of contractors you have hired, they are not allowed to be displayed in our community. Please see our Covenants #10 in the first section: ***"No signs, billboards, or advertising devices of any kind, except those used in any subsequent sale of the property, shall be placed or otherwise installed on any lot or building within the subdivision...."***

Dumpster Day???

Have things to get rid of but not enough to rent a dumpster? Doing Spring cleaning in your home and finding things that it's time to part with?

Due to interest voiced at the annual meeting, the Board of Directors has looked into the costs. A single, dumpster available for just one Saturday morning would cost \$60 /per ton, plus a delivery and pickup fee, for an estimated total cost of \$500-\$600 dependent on weight. This amounts to about \$5 per household. The cost would be paid out of our Operating Cash for 2021. The dumpster would be located on the paved parking area on McGregor Drive. Please let Marla know by **April 15, 2021** if you are in favor of this community service and intend to use it.

Exterior Modifications

Please remember any exterior home projects and improvements -- such as decks, fences, major landscaping, exterior color changes, storm door additions, etc. -- require approval.

Please contact Marla Elkon at melkon@clagett.com for an Architectural Change Form, or find the form on our website www.briarrunhoa.org.

Please know that although it might seem tedious to apply for approval of modifications you wish to make, ultimately that approval protects you and your neighbors' home value, a commitment your Homeowners Association always strives for on your behalf.

Children at Play

As the warmer weather gets closer, residents of all ages will enjoy spending time outside. Please make sure that you keep safety in mind as you drive throughout the community.

2021 Annual Inspection

Annual Spring Inspections are just around the corner and will begin soon! Below is a partial check-list for your reference of items we will be looking for:

- All exterior siding is clean and free of stains (including algae)
- All exterior siding is in place
- All roof shingles are in place
- All exterior trim and features are in place and in good shape
- Garage door is in good shape
- All shutter and doors are appropriate color and not faded
- Mulch beds are weeded and free from dead plants
- Yards are free of fallen branches and leaves
- Trees are trimmed
- Fence, if applicable, is in good shape
- Deck, if applicable, is in good shape
- Playsets/trampolines, if applicable, are in good shape

Please contact Marla Elkon at melkon@clagett.com with any concerns prior to inspection.

Housekeeping!

As we move into Spring, please keep in mind several basic "must adhere to" items:

- Grass must be trimmed (including grass/weeds in the beds and tree circles) on a frequent and consistent basis
- On-street parking is not permitted (with the exception of non-routine get-togethers, etc.); this includes cul-de-sac parking
- Trash/Recycle containers must be kept out of public view
- Clean up after your dog if they defecate on other people's property or common areas