

MEADOW BROOK VILLAGE HOMEOWNERS ASSOCIATION

NEWSLETTER FOR THE COMMUNITY

January 2020

PREPARED BY: BAY AREA PROPERTY SERVICES 2033 Gateway Place, Suite 500 San Jose, CA 95110

BOARD OF DIRECTORS

Viru Dhavale

President

Michael Durbin

Vice President

Ashok Agarwal

Secretary

Romulo Zafra

Treasurer

Vipul Ramani

Director

BOARD MEETINGS

The next meeting
is scheduled for

Tuesday, January 21, 2020

at 6:00 p.m.

Location: 4510 Peralta Blvd.
Suite #4, Fremont CA 94536.

Monthly meetings are
tentatively scheduled for the
third Tuesday of the month.

01/21/20

02/18/20

03/17/20

04/21/20

MANAGEMENT TEAM

Bay Area Property Services
www.bayservice.net

Selina Bravo, CCAM
Community Manager

BRE#01931105

Notary# 2213100

Ask us about BAPS
Rental Management!

Office (925) 746-0542
Toll Free (800) 610-0757
Fax (925) 746-0554

selina@bayservice.net

yvonne@bayservice.net

accounting@bayservice.net

HEATING ISSUES: We are aware that many buildings have been without heat. It's recommended that residents utilize energy efficient portable heaters during this time. The Board has finalized an agreement with Bright Power for various energy upgrades, this includes updating the boiler equipment to ensure more efficient unit heating. This project is in the works and is tentatively scheduled for early 2020 once we receive all permits. More information will be provided to the residents upon receipt. We sincerely apologize for the inconvenience this has caused. Please be patient as we are working with the city and contractors to expedite this project.



DID YOU KNOW...

- **2020 BUDGET:** The budget for 2020 has been mailed to you by CFM. A copy of the 2020 Budget Disclosure Packet has been uploaded to the community website.
- **HOA INSURANCE:** The master policy insurance will renew in February 2020. This cost is covered by Association dues. A copy of this certificate was provided with the budget mailing in November. It's recommended a copy be provided to your insurance agent to obtain appropriate interior coverage for personal property.



OWNER RESPONSIBILITY – After Hours Calls

If you are experiencing an emergency, please contact BAPS at (925) 746-0542 or 800-610-0757 and follow the prompts for Meadow Brook Village HOA. Please note that each after hours call is charged to the Association. This line should be used for emergencies only. Emergencies include fire, flood, and major damages. *If the item reported after hours is found to be an owner responsibility, you may be charged back for the after-hours service call.*



REPUBLIC Pick-up Day: Mondays & Thursdays

HAULING: BLUE REPUBLIC - 20 Yard Bin

Moving forward, MBV is scheduled for only one 20-yard bin every other month. If you have large items to dispose of, please wait until you see the large Republic bin located at **37248 Meadowbrook Terrace**, near the maintenance shop/ garage.

Between service days, owners may request hauling by contacting Republic Services at 510.657.3500. 2 items \$65.09 and each additional item is \$24.17.

Illegal dumping at the Republic bin located at 37155 Aspenwood Common is a fineable offense. This dumpster belongs to the construction company working onsite. Please use blue bin on Meadowbrook Terrace.



**FIRST NOTICE: Holiday lights
and decor must be removed no
later than January 15, 2020.**

Don't trash batteries, please! I can help you get rid of them safely.

For Meadow Brook Residents - battery pickup at your door!

You can schedule a pickup every Saturday by filling out a simple form.
Go to Nitara's website: <https://www.nitara.website/>



Make Your Assessment Check
Payable To: MEADOW BROOK
VILLAGE H.O.A.

Mail Your HOA Dues To:
Community Association Bank,
P.O. Box 62285
Phoenix, AZ. 85082

Please call Condominium
Financial Management at (925)
566-6800 for questions
regarding your
account.

We understand that the CC&Rs
are not easy or fun to read.
However, as an owner you are
required to follow the recorded
rules/ documents which govern
your Association. The
governing documents can be
found on the Association's
website at www.bayservice.net.

NEWSLETTER IS LEGAL NOTICE



Your monthly newsletter
is "legal notice" to the
membership. Board
resolutions, articles of
interest and notices will be
included with the
newsletter. Off-site
homeowners are required
to supply a copy of the
newsletter to tenants.



**Homeowners are
required to update
management with
their contact
information annually or
upon change, per civil code.**

BALCONY/ PATIO VIOLATIONS ON THE RISE

It's time to clean off your balcony/patio. February 1, 2020, management will be inspecting each building for patio/ balcony violations. Items or potted planters on balcony railings, decor attached to the exterior siding, and/ or any household items stored and visible above your fence height are not permitted. Approved storage containers may be kept if previously approved by the Board.

HOMEOWNER WEB ACCESS & WHERE TO FIND ASSOCIATION DOCUMENTS

Association documents may be found on BAPS web at www.bayservice.net. We are slowly adding the following documents as they are obtained. These documents will include approved Meeting Minutes, Governing Documents, Community Newsletters, Notices and Association related items. Also, you may access your profile at any time to update your contact information.

Here is how to login:

1. Go to www.bayservice.net
2. Click on the Homeowner Login
3. Register by using your email and account number.



If you need your account number, please submit your request to accounting at shantel@bayservice.net.

Please take a few minutes to log in and update your information. We have begun sending e-blasts for community information and updates. You will receive these email blasts if we have your email on file. **Property managers and tenants can receive email notifications also!**

ARCHITECTURAL CONTROL

CC&R - Architectural Review

The Board/ Architectural Control Committee is asking that members please contact BAPS for an Application for Exterior Modifications if you are interested in making exterior change to your home. This includes anything on the exterior of your home. There are procedures for violations of the Association's governing documents. Please be aware that if a homeowner chooses to make an architectural change to the outside of their home without proper approval by the ACC/ Board, two actions may be taken:

- 1) You will be required to appear before the board to explain your actions; and
- 2) There is a possibility that you will be required to bring the item back to its original condition and/ or be assessed a monetary penalty.

Please contact us if you are contemplating an interior or exterior modification at your unit. Thank you for your cooperation.

PET OWNERS

Meadowbrook Village is a pet friendly community and most of our pet owners are responsible for their pets, but unfortunately, there are still a few who are not properly cleaning up after their pets and it's affecting the whole community. If any resident sees someone not cleaning up after their pet, please let management know right away. Please note that not cleaning up after your pet is a finable offense.



ALL DAY TOWING will be randomly visiting MBV. Vehicles parked along the "No Parking" fire lanes will be towed at the owner's expense.