

The Breckenridge Architectural Control Committee (ACC) meeting for October 14, 2021 was majority decided by the board to be held by proxy due to COVID-19 Variant Extension by Gov. Kay Ivey to Oct. 31, 2021. Active current board members President, Jim Houk; Vice-President, Kathy Evans, and members-at-large, Joann Harris, Kathy Bazzell and Elizabeth Meyer therefore a quorum was present, but not required.

### Old Business:

It is advisable to all homeowners to make necessary repairs to the exterior of their homes, i.e. rotting wood, siding, painting etc. AND TO ADHERE TO COLOR APPROVED COLOR SCHEMES AND ROOFING REQUIREMENTS to avoid possible fines from ACC. Please keep properties clean of debris. YARD SIGNS to include SERVICE PROVIDER SIGNS ARE NOT ALLOWED. (ONLY REAL ESTATE YARD SIGNS ARE PERMITTED as per the by-laws) You can download ACC rules, Covenant & Restrictions, as well as review Paint Colors, etc. from the BHOA website [www.breckenridgehoa.net](http://www.breckenridgehoa.net). **PLEASE PAY YOUR DUES AND BRING YOUR ACCOUNT TO CURRENT STATUS!!! LIENS WILL BE ISSUED FOR DELINQUENT ACCOUNTS! NO EXCEPTIONS! CALL OUR NEW ACCOUNT REP. LAURA at 256-880-9881 to RECEIVE YOUR BALANCE OWED TO AVOID FURTHER COLLECTION ATTEMPTS.**

**IF YOU HAVE HEAVY METAL OBJECTS I.E. WATER HEATERS, APPLIANCES, ETC TO DISPOSE, PLEASE CALL OR TEXT SCRAP HAPPY DAVE (256) 348-3543, HE WILL PICK THESE ITEMS UP FOR YOU AT NO CHARGE AND FAST>DO NOT PUT THEM NEAR OR IN THE DUMPSTER!!!!!!!**

RECYCLING: Independent recycling services are NOT allowed or available in the community. RANA DOES NOT service this community individually or commercially. INDIVIDUAL RECYCLE BINS ARE NOT ALLOWED.

**PLEASE DO NOT PUT CITY OF MADISON TRASH PICK UP ITEMS ON OLD MADISON PIKE DIRECTLY AT THE BRECKENRIDGE ENTRANCE.** (Although we appreciate not dumping sofas, tree limbs, the kitchen sink and other large items not suited for the dumpster, please DO NOT PUT THEM AT THE BRECKENRIDGE ENTRANCE **rather TAKE THEM DOWN THE ROAD TO THE WEST PAST THE LAST HOUSE OF OUR COMMUNITY.**

**DO NOT BLOCK THE SIDEWALK AND PLEASE KEEP THE DEBRIS IN ONE GENERAL PILE NOT ALIGNING IT AT VARIOUS PLACES ON OLD MADISON PIKE.** When trash is placed at the entrance it detracts from the beauty of our neighborhood as it may take several days for City of Madison to pick it up as they may consider it **AN ILLEGAL DUMP AND NOT PICK IT UP AT ALL.**

### New Business:

Boats, RVs, Campers, Trailers, are not allowed to be parked or dropped in the community. **CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN TRASH AND DEBRIS REMOVAL! REPAIR AND REMODEL DEBRIS MUST NOT BE PLACED IN THE BRECKENRIDGE DUMPSTERS!!! LOCK YOUR CAR DOORS!** A Water Leak on Bridle Trace Lane was repaired by Madison Utilities. FYI- *The Streets within Breckenridge (as well as a 4ft. easement from the road to the yard) are owned and maintained by the City of Madison. Water Pressure issues, outages and leaks are the responsibility of Madison Utilities provided the leaks are on the street side of the water meter. Leaks on the homeowners' side of the meter are the responsibility of the Homeowner/property owner to repair.*

The next ACC physical meeting and/or reports is scheduled for November 11, 2021 or TBD by proxy 6:30pm or at the Clubhouse unless otherwise announced.

The Breckenridge Homeowner's Association (HOA) meeting for October 14, 2021 was voted by the board to be held by proxy and active current board members include President, Jim Houk; Vice President, Kathy Evans, and members-at-large, (absent) Joann Harris, Kathy Bazzell and Elizabeth Meyer therefore a quorum was observed, but not required

### Clubhouse

There were no clubhouse rentals during the month of September. The Clubhouse seems to have 2 roofing leaks, one at the Northwest Corner of the building and in the Men's Bathroom as evidence by the ceiling popcorn breaking. Contractors are being sought to determine the cause and costs for the repairs. PLEASE DO NOT PARK DIRECTLY IN FRONT OF THE

CLUBHOUSE DOORS as this tends to block through traffic on Brownsridge Lane.

### Old Business

Please **DO NOT PARK ON A RED CURBS!** DO NOT PARK IN FRONT OF THE DUMPSTERS BLOCKING ACCESS FOR DUMP TRUCKS! **TRASH MUST GO INSIDE THE DUMPSTER!** NO LOITERING IN FRONT OF THE CLUBHOUSE!

### New Business:

New Solar Powered Lights were installed at the mail island for after hours (dusk/dark) mail delivery for the USPS. They are motion activated and will only work at dusk/dark & when motion is detected behind the mail station to assist the USPS in accurate delivery of the mail in the event they are delivering in the evening with no natural light.

WE MUST DO BETTER AT GETTING THE TRASH INSIDE THE DUMPSTERS!!! DO NOT DUMP TRASH ON THE SIDES, BACK OR ATOP THE DUMPSTER UNLES THE LIDS ARE OPEN!!! TRASH WILL GET TRAPPED UNDERNEATH THE DUMPSTER RESULTING IN ANOTHER MESS. A reminder that a dues increase the dues from \$78.00 to \$80.00 effective January 1, 2022.

### Pool:

The Board members (excluding the President) voted to close the Pool for the season Monday September 13, 2021. Winterizing will begin and repairs made over the off season to the hand rails, deck, etc.

## FINANCIAL REPORT

The financial report for the past month was reviewed. At the end of September 30, 2021 the financial reported a combined checking & savings total of \$36,091.64. Lawntroopers had (9) outstanding invoices February through October 2021. With consideration, this resulted in a more accurate balance of approximately \$14,491.64 to be reflected on

future financial reports. 3 Liens were placed of properties with outstanding balances plus attorney's fees during the remaining months of 2021. Collection Reports of outstanding dues owed by various Property Owners totaled as of September 30, 2021 was \$16,738.63 in past dues owed. Please make arrangements to PAY YOUR DUES current to avoid additional Property Liens for the owed amount plus attorney's fees.

The next physical meeting and/or report is scheduled for November 11, 2021.