

Belle Meadows Home Owner's Association (HOA) Newsletter

Volume 1, Issue 1 July 2011

Purpose of the Belle Meadows HOA: to protect the value of our homes and our neighborhood.

*****For future Newsletters, we ask that those of you that have email addresses send your email address to Donna Southerland (email address directly below) so that you may receive your Newsletters by email. If you do not have an email address or prefer to receive the Newsletter by mail, then do nothing.**

We, the Belle Meadows HOA Board, wish to welcome you to the first edition of the Belle Meadows newsletter. Our goal is to keep you up-to-date on what is happening within your HOA neighborhood.

The following are the seven members on the HOA board:

Lauri Cook (misfitincarolina@yahoo.com)
Marion (Mac) McLean (mjdmclean@aol.com)
David McPhail (dmcphail@charter.net)
Happy Slaughter (happyslaughter@hotmail.com)
Jennifer Irvin (jenlea_76@yahoo.com)
Eddie Sewell (eb40@clear.net)
Donna Southerland (southerland_donna@yahoo.com)

These seven members are divided into three different committees. The first committee is By-Laws and Restrictions. David McPhail, Mac McLean and Rose Anne Wildman are on this committee. The second committee is Community and Crime Watch. Happy Slaughter, Shauna Lewis, and Lauri Cook are on this committee. The third committee is Grounds and Maintenance. Eddie Sewell, Jennifer Irvin and Donna Southerland are on this committee. A fourth committee that is overseen by Ron Patterson of Raintree Homes is Architectural Control.

Community and Crime Watch Committee

Neighborhood Watch Cleburne Police plans with HOA board

Sgt. Amy Knoll, Administrative Sergeant of the Cleburne Police Department, presented an overview of a Neighborhood Watch Program as it would pertain to the Belle Meadows Home Owners Association.

The purpose of a Neighborhood Watch Program is to know one's neighborhood; therefore, being able to distinguish normal from suspicious behavior and to be able to report such. The basis of such is to build strong relationships within a neighborhood. The Cleburne Police Department will assist in the purchase of signage to be placed at the Surry Place and Meadowview entries to the HOA.

During our 1st annual neighborhood get-together, scheduled for early this fall 2011, we will have Sgt. Amy Knoll and others from the Cleburne Police Department come to explain what needs to be done in order to set up a Neighborhood Watch Program for our HOA. More information on the get-together will be coming up in September.

Pool Open

The pool hours are from 6:00am to 9:00pm daily.

Pool Rules

1. Swimsuits ONLY! (**no cutoffs or diapers allowed**)
2. An adult member is required to accompany their guests (4 guests per household). There are other facilities in the area that can provide for larger groups of people.
3. No reservations can be made for the pool for private parties.
4. An adult must accompany children under the age of 15.
5. No running on the pool deck or diving into the pool.
6. No glass receptacles or bottles are allowed in the pool area.
7. No alcoholic beverages are allowed in the pool area.
8. No smoking in the pool area.
9. Pool lounge chairs and/or tables may not be held or reserved.
10. Pool area is open from 6:00am-9:00pm daily.
11. Trash receptacles are provided. Please discard any and all trash.
12. No profanity may be used at the pool, as young children may be present.
13. Please be considerate of others when using water toys in the pool.
14. **NO PETS ALLOWED!!!**
15. Do not prop or leave the pool gate open.

Please remember that the pool is for the enjoyment of the HOMEOWNERS. Guests are allowed in the pool area, but they MUST be accompanied by the homeowner. YOU MAY NOT GIVE YOUR KEY CARD TO ANYONE THAT DOES NOT LIVE IN YOUR HOUSEHOLD!!! If your guests wish to enjoy the pool, you must be in the pool area with them at all times. There have been several violations of this last year, so please be mindful of the rules this summer. If you see anyone violating the rules, please contact a board member! VIOLATORS OF POOL RULES WILL LOSE THEIR PRIVILEGE OF USING THE POOL!

By-Laws and Restrictions Committee

Sheds

Sheds can neither exceed 120 square feet nor extend more than three feet above the fence line. Also, sheds must be painted, bricked or rocked to match primary structure. Sheds over 120 square feet should be addressed to HOA board for approval before construction. If a shed is on your property, it must be fenced in.

Signs in Yards

Any signs, other than realtors or official City of Cleburne garage sale permit signs, will be picked up from your yard.

Blocking Public Sidewalks

Straddling or blocking sidewalks is prohibited by both city ordinance and HOA manual. If you have a vehicle in the drive, please make sure that the sidewalk area is clear. Such vehicles can be ticketed by the City of Cleburne.

Leash Laws

The City of Cleburne does have a leash ordinance. All pets walked in Belle Meadows must be on a leash. Also, it is the responsibility of pet owners to clean up after their respective pets.

The Following ARE NOT Allowed in Front of Residences of YOUR HOA

Travel trailers, recreational vehicles, boats, etc., are not allowed to be parked in front of the residences of the Belle Meadows HOA.

Grounds and Maintenance Committee

Flowers and trees

The Grounds and Maintenance Committee was busy this spring. We enlisted the aid of Garey Wiley, master gardener, to help us landscape the main entrance to Belle Meadows and the area around the clock in the lower half of Belle Meadows.

At the entrance to Belle Meadows, we have planted four Possum Haw Holly trees. They will have red berries and green leaves until fall when the leaves will turn a brilliant shade of gold. After the leaves fall off, the red berries will remain over the winter.

The beds at the main entrance and in front of the clock have been planted with yellow Marigolds, purple Petunias, Purslane, and Moss Roses.

Nine residents donated the funds to plant Double Knockout Roses at the sides of the clock. The Grounds and Maintenance committee encourages all residents to keep Belle Meadows looking good by not littering and by picking up after your pets. Please place your trash out on pick up days ONLY! We ask that you secure your trash so that it does not blow all over the neighborhood on windy days. Lawn clippings need to be bagged and not blown into the street or thrown over the fence on Surry Place.

The flowerbeds in the front of Belle Meadows and at the clock area are weeded on a regular basis in order to keep the areas visibly pleasing. Red mulch was donated and placed down by the clock around the Double Knockout Roses.

On a final note, if you would like to help the Grounds and Maintenance Committee in any way, please contact a committee member.

Significance of a mandatory HOA

Most new homebuyers do not realize that if their HOA dues become delinquent, that the HOA has the right to file a lien on the home. It can be argued that homebuyers knowingly sign the document at closing which states they will abide by the rules and restrictions of the HOA. In reality, buyers rarely read the HOA documents that are first given to them at closing, much less understand all the implications.

If you have not read the HOA rules and regulations, either go to the documents from your home closing or go to www.bellemeadows.net and read the covenant, by-laws, and restrictions section.

Belle Meadows HOA