

Breckenridge Beat

March
2008

The Newsletter for Breckenridge Estates Homeowners' Association

Dear Neighbors,

Thank you to all who braved the fog and attended the Annual Meeting on Monday, Feb. 4. I thought we had a good turnout with great questions. If you missed the meeting, you really missed something different. I'm not going to tell you exactly what – you'll just have to come next year so you can see the changes for yourself.

Again, I want to thank the Directors who have stepped-up and are willing to give of their time and talents for the continued upkeep and improvement of the subdivision. I am looking forward to my second year as your President and continue to make myself available to you when there are questions, concerns and suggestions.

Enclosed is your 2008 Assessment. The rate is \$85: a ten dollar increase. To the best of our knowledge, this is the first increase since the homeowners association was formed. While we do have some money in the bank, we know expenses will continue to go up and we believe it is critical to the long-term success of the association to have some reserves set aside in case of a large unexpected expense. The ten dollar increase is a very gradual way to start building reserves as well as meet the ongoing expenses of mowing, landscaping and association administrative expenses.

Over the last year, we have worked on adding additional information to the website: www.behachatham.com. The additions include plat maps, a directory of those willing to be listed and we have worked to post other documents as they are available.

The Board will be meeting throughout the year. Check the website for details. If you have suggestions, please let me or any of the other board members know.

Thank you.

Jeff Adkisson
BEHA President



**Mark
Your
Calendars...**

March 9 = Change your clocks forward
one hour

May 1 = Annual Assessment Due

May 2 & 3 = Spring Garage Sale



**What's the Board been
working on for you?**

Additional content on the
website

Quotes and selection of a new
landscape maintenance
company for 2008



New Landscape Maintenance Vendor

Last year there were some issues experienced and the common areas weren't always maintained as we would have expected. So, the board requested quotes from several companies.

We selected a company that had good references and a competitive bid. The company's name is A Clean Cut.

If you see the workers out taking care of the common areas, be sure to say hi. Not only is it friendly, but it reminds them that we are all interested in what and how they are doing.

Parking Covenants to be Enforced

The Board has received complaints from homeowners about campers, commercial vehicles and boats parked in driveways and on the street. According to the covenants, these vehicles are not to be parked in the subdivision for extended periods of time or on a regular basis.

The Board will be enforcing these covenants upon receipt of a complaint. We will contact the homeowner to inform them of the violation and hopefully this will resolve the issue. If the issue persists, further notifications may include a fine.

For specifics on the parking covenants, please refer to the covenants for your plat. Your plat number, covenants and by-laws can be accessed on www.behachatham.com.

Spring Clean-up...we'd need you!

In the past, homeowners have volunteered to help do a Spring Clean-up in the common areas. We would likely do a clean-up on either a Saturday or Sunday in April.

If you can spend an hour cleaning up our neighborhood, please contact Lisa McCloud at 483-2747.

Are you new to the neighborhood?

Welcome! We look forward to meeting you and hope you will become more involved in the association. From time to time, we have opportunities for you to help your community – like the upcoming Spring Clean-up.

When you have a chance, please contact us with your name and address so we can update the official association records.

You can either call Mary Alyce at 483-4643 or send us an e-mail on the Contact Us page at www.behachatham.com.

Board of Directors

Jeff Adkisson, President
483-2095

Dan Carter, Vice President
622-0707

Sue Schwartz, Treasurer
483-7482

Matt Keppler, Director
483-1421

David Kretchmar, Director
483-8710

Lisa McCloud, Director
483-2747

Graham McCoy, Director
483-4038

Administrative Assistant:
Mary Alyce Keith
483-4643