

Spring 2024

We wanted to inform all the homeowners that Association Administrators is no longer representing our homeowner's association. Please do not send correspondence to them, but reach out to the board through the Pointe at Beckett website at www.pointeatbeckett.com We are going to try and self-manage our homeowner's association with the advice of an attorney. Please reach out to us if you have questions.

The board plans to communicate to homeowners through email whenever possible, which is efficient and saves homeowners the cost of printing and postage. If you or one of your neighbors is not receiving this notice through email, it is because the board does not have an email address for you on file. Please contact us through the website www.pointeatbeckett.com and provide an email address.

Please take the time to walk outside and take a look at your lawn and landscaping and make sure it is up to the standards within our covenants....

LAWN MAINTENANCE, MOWING, WEEDS

Lawns must be well kept with uniform ground coverage and be free of excessive weeds. All lots must be kept mowed and free of debris and clutter. The Board shall have the right to assess any Owner for the cost of mowing, seeding, weeding, fertilizing, or clean up in the event that the Owner fails to do so.

LANDSCAPING/DRIVEWAYS

Front yards shall be landscaped and maintained in a professional manner. Rear and side yards must be well maintained such that the value of the properties in the neighborhood are not adversely affected by the look of any other property. All driveways shall be paved with asphalt, concrete, brick or paving stone.

It has come to the attention of the board that a letter was received by a homeowner notifying them to clean up their yard, which is not appropriate. If you are on friendly terms with your neighbor please reach out to them directly or notify the board to handle the situation by sending them a violation letter.

The maintenance of the trees in front of your house between the street and sidewalk are the responsibility of the homeowner, which includes trimming, removing damaged limbs, and replacing if necessary. Trees must be trimmed at least 7 feet above the sidewalk as well as the street. Don't forget that if you are replacing your tree, the HOA has selected a new tree to use, which is listed on our website. (www.pointeatbeckett.com)

The sidewalks are also the responsibility of the homeowner. Many sidewalks have raised or lowered over time, creating a trip hazard to pedestrians. It is the responsibility of the homeowner to fix these trip hazards.

Let's remember we have children playing outside and neighbors out walking and running, please be careful driving through the neighborhood as the speed limit is 25 mph.

All home improvements/changes to the exterior of your home require an HOA application submitted to the board for approval. This is available on our website and the turnaround time is usually very short. Please see our architectural standards and covenants which are on the website.

No trailers, campers, dumpsters, recreational vehicles, or boats are allowed to be parked on your property unless in a garage or with written permission from the board.

Brigit curb ramps are not permitted in our neighborhood (they are dangerous for our emergency responders and for mail carriers).

There are a few homeowners that are not keeping up with these standards and will receive a letter from the Pointe at Beckett that they are in violation. Please keep up with your lawn and landscaping needs otherwise you will be fined by the board per our policies.

All information including covenants, architectural standards and home improvement applications can be found on our website at www.pointeatbeckett.com

We are planning a neighborhood block party for the end of summer or fall. Please stay tuned for more details.

The board has received comments about street parking in our neighborhood. While the streets are public and out of the control of the homeowner's association, there are West Chester Township and Ohio law parking restrictions that include, but are not limited to:

- you must park in the direction of travel; parking facing the opposite way is a parking violation,
- you cannot park within ten feet of a fire hydrant,
- you must be within twelve inches of the curb,
- you cannot block a driveway,
- you must be at least thirty feet from a stop sign,
- you must not park within an intersection,
- abandoned junk motor vehicles may not be parked on a public road for more than 48 hours.

Please be considerate of your neighbors. Park your vehicles in your driveway or garage whenever possible. If you must park on the street, park in front of your own house if possible and do not park right next to a mailbox which causes the Post Office to skip delivery.

ARE YOU ALL INTERESTED IN THE FOLLOWING?

The board is planning to implement a policy to give homeowners a credit on their annual fees who are able to help with the needs of our homeowner's association, saving the expense to hire out these tasks. More details to come. We have immediate needs in the following areas:

- Administrative: monitor HOA emails, track Improvement Applications, communicate with board and homeowners, etc. Time commitment is estimated at around 1 hour a week on average.

- Grounds maintenance: While there are maintenance contracts for general grounds maintenance, there is always a need for additional help to keep our entryway looking nice. Time commitment is estimated at around 1 hour a week on average during the growing season.

Please contact us through the website www.pointeatbeckett.com if you are interested.

Thank you for making our neighborhood a great place to live. Please be patient with us as we transition to managing our own homeowner's association and feel free to reach out to us if you are willing to help in any way. Please let us know if you have any questions or concerns.

The Pointe at Beckett Homeowners' Association Board