



# The "ShoA"

Shadowbrook Homeowners Association Newsletter

ourshadowbrook.com

Fall 2012

## FALL IS FASTLY APPROACHING

As Summer winds down, we ready ourselves for the long winter ahead. As proof, there may be a tree (or 2) within our development that actually may require raking of some leaves. Then again, waiting on a strong gust of wind to accomplish this task may work for a few more seasons.

Our advice, clean out those garages, put away the patio furniture, tune-up the snow blower and have your furnace inspected. Minnesota weather may force these issues sooner than you think!

## WINTER REMINDERS

As this fast approaches, we gently remind you that:

- Brooklyn Park bans all overnight parking on streets from 2am through 5am from October 15th through April 15th;
- Brooklyn Park bans all street parking following a 2 inch + snow fall until the street is plowed from curb to curb;
- It is the homeowners responsibility to remove snow from sidewalks on their property;
- Please work to remove snow in front of your mail-boxes. It is a homeowner responsibility.
- If you see me out shoveling, come help!!

Have a safe and healthy Winter!!

## NEW BOARD MEMBER NEEDED

Interested in making a difference in our development? Join us as we say "thanks" to Matt Perron for his 2 years of service and nominate your neighbor or yourself to be the newest Shadowbrook Board Member. Term is 3 years. Contact Jeff or Rick if interested.

The time commitment is minimal and the rewards great! Honest!!

## BOARD OF DIRECTORS

Jeff Thompson: 612-840-2485; [jeffreym44@gmail.com](mailto:jeffreym44@gmail.com)  
 Matt Perron: 651-210-1554; [matt.perron@comcast.net](mailto:matt.perron@comcast.net)  
 Rick Belin: 612-770-3690; [rbelin@comcast.net](mailto:rbelin@comcast.net)



Sign up now to receive electronic communications!!

## SOCIAL HOST ORDINANCE

Did you know that the city of Brooklyn Park has a Social Host Ordinance that details roles/responsibilities of the host(s) of an event at your home? It does, and it reads:

- Is different from State law that prohibits adults from providing alcohol to minors.
- Makes it unlawful to provide an environment where underage drinking takes place.
- Can be successful in reducing the number of underage drinking parties.
- Considers a family member of the property owner who is at the event a "host," regardless of their age.
- Includes a tenant of a rented apartment, townhome, home or other dwelling, when they provide an environment where underage drinking takes place.
- Excludes landlords and property owners while they are away from the property, provided they were unaware that illegal alcohol consumption was going to occur on their property.

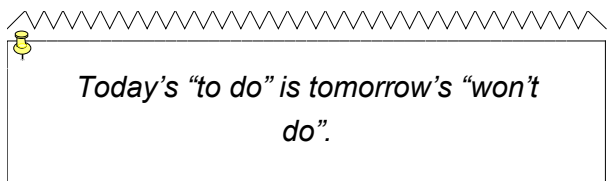
To learn more, [click here](#).

## ASSOCIATION 2012 ANNUAL MEETING

It appears that we will not have time to plan/hold a Fall block party as we did in 2011. Though, we still need to hold our Annual Meeting. The agenda:

1. Elect New Board Member
2. Review/Approve 2013 Budget (see website for this)
3. General Discussion regarding our Development

A meeting notice will be posted on our website soon.



Today's "to do" is tomorrow's "won't do".

## SHADOWBROOK DEVELOPMENT-2013

As the Board reported in the previous issue of the SHOA, the anticipation was to replace and add-to the plantings from 2011 this season. As you have noticed, this project failed to gain momentum due to weather and time constraints. The Board did remain consistent with not spending any additional funds to improve our development to save some money for the lighting of the main round-a-bout in the Spring of 2012. This project will be the primary driver of the 2013 Budget needing approval. We would hope to have some funds remaining after this project to continue to enhance our community.

*A force of one can  
accomplish many good  
things. It takes a force of  
many to accomplish a  
thriving community!*

## NATIONAL NIGHT OUT-2012

**We're on the web:**

This event was another HUGE success [ourshadowbrook.com](http://ourshadowbrook.com) thanks, in large part to the DuBois family and all that attended. Every attendee received a raffle prize ranging from the good to the...well, let's just say, "regifting" category. Again, many thanks to Tim and Sandy, for their efforts!

A special "thank you" to Lynnette Hubert with her Mary Kay and Jim & Cathy Thurman from All American Construction and Thirty-one Bags for their generous donations to the raffle. Great neighbors doing great things.

## HOUSEKEEPING

From our Rules and Regulations:

**Architectural Approval Process.** All exterior modifications to Lots and/or homes within the Association are subject to the process listed as Exhibit A in these R & R.

**Fences.** The minimum standard for fencing within Shadowbrook shall be a vinyl coated chain link fence. To note, all fences and fencing material are required to be approved by the Architectural Review Committee prior to installation.

**Trailers.** Pursuant to Article VIII, Section 5: Storage. No trailers of any form may be stored on a Lot unless the trailer is unable to be seen from any street.

**Storage:** The Association will determine parking and storage regulations the same as the Brooklyn Park City Code (currently section 72.10).

**Storage Sheds:** The Association has set strict limits on the type and material used in constructing a storage shed on a property within the Shadowbrook Development. These restrictions are:

1. The storage shed cannot be larger than 168 (one hundred sixty eight) square feet;
2. The storage shed must sit on a cement slab;
3. The storage shed must be framed construction;
4. The storage shed must have siding that matches the existing home;
5. The storage shed must have roofing materials that match the existing home.

## 2012 FINANCIAL SUMMARY

Through September 2012:

Fav/(Unfav) to budget: \$5,030

Uncollected Accounts: 4 or \$2,730

In, 2012, we began placing homes in collections for non-payment of these dues. The ability of the Collections Agency we selected includes credit bureau reporting and legal action to collect.

This comes at a cost to the Association that **will be** passed onto the homeowner in 2013

## YOUR HELP IS NEEDED!!!

During the early morning of August 30th, the northern most mailboxes on Regent Ave N were the victim of a hit and run driver that crossed a lawn, then a driveway, then more lawn to do such. The replacement cost of the mailbox/post/shelf was over \$300. If you have any information regarding this, please contact either the Brooklyn Park Police or a Board member.

## WELCOME NEW NEIGHBORS

Name	Address
Matt & Tricia Mulholland	10754 Regent Ct N
Peter & Tammy Josephs	10734 Regent Ct N
Thomas Krezowski	5117 109th Ave N
Musa Ngum	10772 Perry Dr N

## SHADOWBROOK DIRECTORY

Please add your name and contact information to our Shadowbrook Neighborhood Directory. The form is posted on our website! This is a great way for everyone to get to know the community. Share a little or share a lot about yourself and/or your family. Just "do it"!