



The "ShoA"

Shadowbrook Homeowners Association Newsletter

ourshadowbrook.com

Summer 2012

SUMMER IS SIZZLING IN SHADWBROOK

Exciting news for our development in that we have only 4 empty lots remaining. The most recent build will be on the lot on 107th Ave N. projected to be complete by the end of this summer. In addition, Target announced that over 3,000 jobs within their corporate structure are being relocated to their Brooklyn Park campus. Could this mean 100% occupancy within Shadowbrook? An increase in our property values? More little green men roaming our streets? One thing is for sure, it is good

GOT MESS? BIG MESS? READ BELOW



"The hose thingie on the back of the toilet leaked all day and soaked the carpet in my bedroom. And the water went right through the floor and flooded my entire basement, too!"—A recent SERVPRO customer.

At SERVPRO of Bloomington/Richfield, we regularly receive phone calls like the one above. Wet houses and panicked homeowners are our specialty!

We proudly offer a wide variety of specialty cleaning services, including **fire, water, and biohazard/trauma scene** cleaning. By far, our most commonly requested service is water mitigation. Regardless of the cause of the flooding (plumbing, dishwashers, hot water heaters, rain water, etc), we can help. If you are ever in need of services, use the following list as a guide:

- Take a deep, calming breath and rest assured that SERVPRO has the skill, knowledge, and experience to fix the damage.
- Try to stop the source of the water. Turn your home's water main off or call a plumber if necessary.

BOARD OF DIRECTORS

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

news for all of us. We continue to remind everyone to slow down this time of year. We have many kids playing in the development and their safety should be our biggest concern. Have a fantastic and safe summer season!



- Call SERVPRO of Bloomington/Richfield at 952-854-2000. It is vital to begin the water removal and dehumidification processes immediately in order to avoid mold growth and damage to your possessions.
- Call your insurance company. Our services are usually covered by your homeowner's policy. Let your insurer know that help from SERVPRO is on the way. (They'll be glad to hear it!)
- Avoid rooms with standing water where electrical shock hazards may exist. If in doubt, wait for SERVPRO to arrive.
- Don't use ceiling-mounted lights and fans if the ceiling is wet.
- Don't walk on, touch, or attempt to clean surfaces that may be contaminated by sewage.

SERVPRO of Bloomington/Richfield is honored to serve the residents of the Shadowbrook community. We are available to you at any hour of the day or night, and we will respond to your needs at your home and at your place of work. We've helped people with fire and water emergencies in a multitude of settings, including apartment buildings, offices, hotels, shopping centers, and even homeless shelters.

HENNEPIN COUNTY CURFEW FOR KIDS

Age	Weekdays	Fri/Saturday
Under 12	Home by 9pm	Home by 10pm
12-14	Home by 10pm	Home by 11pm
15-17	Home by 11pm	Home by midnight

TATER DAZE ARE COMING

June 14th-17th. A fun filled event with parades, rides and food. [Click here](#) for more information. This is an excellent family event.

SHADOWBROOK DEVELOPMENT PROJECTS-UPDATE

The Board has been discussing what 2012 community beautification projects should be addressed this summer. We are working with the landscaper to replace those plantings that did not survive from last season and we plan to replant and, potentially, add some plantings to the main round-a-bout and other islands within Shadowbrook. The Board anticipates little cost associated with this effort and has decided to conserve 2012 funds to allow for the lighting of the main monument sign in Summer 2013.

We are family, friends and neighbors, working together towards a common goal: a more robust community!!!

NATIONAL NIGHT OUT

Save the date for this great event. It is: **We're on the web:**
August 7, 2012. More details will **ourshadowbrook.com**
follow via our website and a blast email.
Please make plans to attend! This is an event nobody wants to

2012 FINANCIAL SUMMARY

Through May 2012:

Fav/(Unfav) to budget: \$5,077

Uncollected Accounts: 11 or \$4,181.

Over 50% of the uncollected amount will be lost to 3 new foreclosures.

COYOTE UGLY!

Everyone with little kids and dogs please be aware that there is a Coyote mom and her 2 pups in the neighborhood. They are staying mainly along Scott Ave and near the town homes behind us. The mother coyote walked up to a neighbor who was holding her little dog and growled at the woman... needless to say they aren't afraid of people, and are looking for food and little dogs look tasty. Please use caution when you are outside playing or walking in the development.

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"!!!

HOUSEKEEPING

From the Declaration, Article V, Section 8:

Have your external improvement projects approved by the Architectural Committee prior to beginning the project.

From the Rules and Regulations, Section 7:

- i) Architectural Approval Process, see Exhibit A;
- v) no trailers may be stored on the lot unless the trailer is unable to be seen from the street.

Documents are found on our website, on the Documents tab! Or contact a Board member with questions!!

WELCOME NEW NEIGHBORS

And there are plenty:

Name	Address
Ryan & Jessica Whitefield	10752 Scott Ave N
Brian & Elise Hartfiel	10794 Scott Ave N
The Molenaars	10746 Regent Ct N
See & Ka Moua/Yang	4802 107th Ave N
The Linders	10801 Regent Ave N

Some we neglected this winter:

Jason & Tracy Hanson	10770 Scott Ave N
Tray Thuy Dinh	10764 Scott Ave N

RULES AND REGULATIONS

We have updated the Rules and Regulations document and posted it on our website. The only changes to this document are as follows:

1. We've added more requirements for sheds being built in the development;
2. We have changed the minimum standard for fencing to be vinyl coated chain link.

The Board made these changes to address the inconsistency of materials being used for both projects. Further, there are 5 homes with vinyl fencing and it seemed incongruous not to allow this fencing material to be used within our community.

ACCOUNTS RECEIVABLE UPDATE

Each year we struggle to get our annual dues paid from all homeowners in Shadowbrook. To assist in this process, in addition to placing a lien on these properties, these homeowners will be placed in active Collections.

Recently, we sent certified letters to all delinquent homeowners informing them of this eventuality. If you are in doubt, check out the "Past Due Accounts" report on the Financial page of our website.