

FROM THE BOARD

As you know, there are several units for sale/rent within the association. Please help your neighbors by contacting the police if you notice any suspicious activity in/around any empty units.

included with your weekly trash pick up. You must contact Platte Valley Sanitation at (816) 746-8619 to purchase stickers for your yard waste bags or drop your bags off at the City of Gladstone year long brush & yard waste drop off location.

Trash containers can be placed at the curb late Tuesday night or early Wednesday morning. The containers cannot be visible from the street on non trash pick up days.

The City of Gladstone fall yard waste drop off weekend is November 7, 8 & 9 from 8:00 am to 5:00 pm each day. The cost is half the normal drop off rate. Please remember that it is the homeowner/tenants responsibility to keep the leaves/limbs picked up & disposed of. The City of Gladstone will fine anyone caught raking leaves into the street. Yard waste bags must be kept out of sight until the day of pickup. Yard waste pickup is not

Remember, it is the homeowner/tenants responsibility to pick up all storm debris. The homes association picks up tree limbs once a year. It is completed prior to the first mowing of the season. You can log onto the City of Gladstone web site www.gladstone.mo.us for information on disposal sites, dates, cost, etc.

There are 3 board members up for re-election this year. We also have 1 board member who is in the process of closing on her unit. Therefore, we will need to elect 4 board members at the annual meeting in November. Please contact the managing office if you would like to serve on the board or come to the annual meeting to volunteer to serve.

The annual meeting is Wednesday, November 12th.

MEADOWBROOK MANOR HOMES ASSOCIATION, INC.

FALL 2014 NEWSLETTER

LARGE ITEM PICK UP

Large items that need to be disposed of are not allowed to be placed on the curb or in front of the unit. They must be stored out of sight until the scheduled pick up date. Appliances are included in your trash pick up. The items can only be

placed at the curb on Wednesday morning for that current weeks pick up. Couches, chairs, mattresses, etc. are not included with your weekly trash pick up. You must schedule a large item pick up for those items.

HOMEOWNERS, PLEASE MAKE SURE YOUR TENANTS ARE AWARE OF WHEN THEY CAN PLACE ITEMS AT THE CURB FOR PICK UP!

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Special points of interest:

- *Yard Waste Drop-Off Weekend is November 7, 8 & 9 from 8 am to 5 pm each day.*
- *It is homeowners/tenants responsibility to keep leaves/limbs picked up and disposed of.*
- *Trash cans cannot be visible from the street. They can be placed at the curb the day of pickup only.*
- *You are to park your vehicles in your driveway or in front of your unit only.*

YARD UPKEEP

In order to maintain the quality appearance of our homes and neighborhood and as a courtesy to your neighbors, please keep newspapers, tires, batteries, trash, leaves, limbs, twigs, toys, etc. picked up.

PLEASE PLACE LARGE ITEMS AT THE CURB ON THE SCHEDULED DATE OF PICK UP NOT BEFORE.

Please help keep up the appearance of the neighborhood by cleaning up your yard. **The City of Gladstone fall drop off weekend is November 7, 8 & 9. Plus the site will also be open on the following Saturdays November 1, 15 & 29 from 8:00 am to 5:00 pm each day.** The price for this drop off is 1/2

the cost listed below. Please plan your clean-up accordingly.



Don't forget, it is illegal to rake your leaves into the street. The City of Gladstone will fine anyone caught placing their leaves in the street or storm drains.

The City of Gladstone year long brush & yard waste drop off information:

Dates: Mon-Fri 9:00 am to 4:00 pm.

Location: Gladstone Public Works Facility, 4000 NE 76th St.

Directions: Go North on N. Antioch, first right past the tennis courts at Happy Rock Park, go up the hill & turn left, pull up to the gate and go in the door to pay.

Cost: Truck Bed Level \$10.00; Truck Cab Lever \$15.00; Yard Waste Bags \$1.00 each.

For more information you can contact Gladstone Public Works at 816-436-5442

TRASH PICK UP

Please remember trash pick up is on Wednesday only with the exceptions listed below. Trash containers can only be set out at the curb late Tuesday night or early Wednesday morning. Except for trash day, trash containers are to be stored in the garage or backyard. They are not allowed to be stored in front of the units. They cannot be visible from the street. The City of Gladstone codes department

does routine checks on placement of trash containers. If necessary, you will receive a notice on the action to be taken.

If you must schedule a large item pick up, please do not place the item(s) at the curb until the day of scheduled pick up. If you are a homeowner with tenants moving out, please

remind them not to place large items at the curb until you are able to dispose of them.

LARGE ITEMS ARE NOT TO BE PLACED AT THE CURB UNTIL THE DAY OF SCHEDULED PICK UP!

Holidays that will postpone your trash pick up by one (1) day are: New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day.

VEHICLE INFORMATION

All vehicles must be legally licensed. The City of Gladstone will tow any vehicle not legally licensed, not in working condition, etc. Any towing and storage cost is at the owner's expense.

All vehicles must be parked in the driveway or street. **No vehicle can be parked in the yard.**

Vehicle repair or maintenance is not permitted in residential areas per City of

Gladstone Codes.

No truck over 1 ton, RV's, boats, trailers, machinery or other equipment are allowed to be parked within the association per association By-Laws.

Please be courteous to your neighbors and park in your driveway or in front of your



BE COURTEOUS TO NEIGHBORS WHEN PARKING YOUR VEHICLES!

unit only. Please do not block the neighbors driveway or the sidewalk.

If you have more vehicles than space to park them, you need to find alternative parking.

Remember, your neighbors need a space for their company to park also.

LAWN CARE UPDATE

Commercial Lawn Care, Inc. will be providing our lawn care service in 2015. They provide the lawn mowing service that includes mowing & trimming (20 times) and a spring & fall weed control.

Commercial's contract is for a straight mow thru (this is not to provide a manicured lawn). It does not include special mowing requests per unit. It also does not include the weeding of beds. If you have a bed with a border or rocks around it, it is your responsibility to weed the bed. All beds must have a visible border around them. If there is no border, your flowers may be considered weeds and mowed down.

If you do not wish to have your lawn

mowed, please put your request in writing and mail it to the managing office prior to March 1, 2015. **If the unit is a rental, the request must be from the homeowner.**

If you decide not to use the contracted lawn company, your dues payments will remain the same. No discounts are allowed for not using the contracted company.

In order to keep our lawn care costs as low as possible, please keep all toys, bikes, lawn furniture, etc. off the grass. The time the men have to spend picking up or moving items increases the mowing time. Thus increasing the cost per mowing.

Commercial Lawn Care, Inc. will contract with individual homeowners for additional services (mowing, fertilizer, weed control, etc.) Please contact them at 453-5859 to make arrangements.

ALL TREE LIMBS MUST BE PICKED UP ON A CONTINUOUS BASIS. COMMERCIAL LAWN CARE IS NOT RESPONSIBLE FOR THE PICK UP OF DOWNED TREE LIMBS. ANY LIMBS NOT SMALL ENOUGH TO BE MOWED OVER WILL BE MOWED AROUND.

WALK-THRU OF THE GROUNDS

The Board conducted the fall walk-thru on September 10th. Notices have been sent to the homeowners who need to take action.

If you received a lawn maintenance notice, the work must be completed immediately.

If you received a building repair notice, it must be completed by the May 2015

walk-thru.

Remember if your violations are turned over to the City of Gladstone Codes Department or the association attorney, any expense incurred will be at the homeowners expense.

*WE ALL NEED TO DO OUR PART
TO KEEP OUR NEIGHBORHOOD
CLEAN & SAFE*

THE NEXT WALK-THRU WILL BE IN MAY OF 2015.

UNITS FOR SALE, FOR RENT OR UNOCCUPIED

As you can tell while driving through the association, we have several units for sale or for rent. We also have several units under foreclosure or bankruptcy. The Board is continuously after homeowners to keep their unit(s) in good repair. However, sometimes we are unable to locate the current owner of a unit under foreclosure. We continue to work with the City to locate

these mortgage companies.

We know that sometimes it seems the Board is not enforcing the By-Laws. If a homeowner is turned over to codes for enforcement, please remember that the City must follow all legal guidelines. Sometimes this can take up to 6 months if not longer for a court date.

If there is an empty unit in your area

and you notice suspicious activity in/ around it, the City has indicated that you should contact Public Works at 816-436-5442 while the activity is happening. You do not need to leave your name or address.

If you notice kids drinking/smoking behind a unit or squatters inside a unit, please contact Public Works.

ANNUAL MEETING

Wednesday, November 12, 2014 at 7:00 p.m. at The First Bank of Missouri,
5959 N.E. Antioch Road, Gladstone, Missouri

Tenants are welcome to attend. Only homeowners are allowed to vote.

BOARD OF DIRECTORS

Dee McIntire (President) - 452-0254

JP Rand (Vice-President) 454-9017

Aundria Downie (Secretary) 820-9864

Tammy Dessauer (Treasurer) 413-8454

David Warnick 298-7359

Carmella Kovach 452-7594

Linda Larkins 436-2449

C/O BJ MANAGEMENT COMPANY

1910 ERIE
NORTH KANSAS CITY, MO 64116

PHONE: 816-221-1740
FAX: 816-221-0728

***TAKING PRIDE IN OUR
NEIGHBORHOOD***

**[CITY OF GLADSTONE YARD
WASTE DROP OFF NOV 7, 8 & 9]**

2014 ANNUAL DUES BREAKDOWN

2014 Annual Dues \$450.00 (138 Units)

	<u>BUDGET AMOUNT</u>	<u>YOUR PORTION</u>
Auditor	\$100.00	\$.73
Bookkeeping Supplies	\$175.00	\$1.27
Legal	\$4,000.00	\$28.99
Lawn Mowing	\$32,754.00	\$237.34 (\$11.87 per mowing)
Management Fee	\$4,200.00	\$30.43
Postage	\$440.00	\$3.19
Printing	\$555.00	\$4.03
Safe Deposit Box Rental	\$30.00	\$.22
Taxes	\$100.00	\$.73
Trash Service	\$16,477.20	\$119.40 (\$2.29 per week)
Weed Control	\$5,685.60	\$41.20 (\$20.60 each)