



<https://pmsialaska.com/associations/brookshire/>

February 2024|||Annual Newsletter

Happy New Year and Welcome to New Homeowners

Brookshire's Board of Directors wishes homeowners the happiest of New Years. We look forward to exciting times, as we continue our efforts in making Brookshire one of the top neighborhoods in east Anchorage. As you make your New Year's resolutions, we ask that you resolve in contributing towards ensuring that Brookshire is a beautiful and safe community. Please comply with the house rules/declaration; attend Board meetings; report infractions/violators; collect and properly dispose of accumulated trash near and around your property, the mailbox, and all other common element areas; ensure your contact information is current, to include an email address; submit a design review for exterior modifications before the modification is made.

Annual Homeowners Meeting

Set aside Wednesday evening February 21, 2024, 6p to attend Brookshire's Homeowners Association Annual Meeting. The meeting will be held over Zoom. Brookshire is your community. Community decisions, discussions, and updates all happens in this meeting and your input helps the Board make the best decision for our community. In addition, attending the meeting is also an opportunity to meet other homeowners, express concerns, offer suggestions/feedback to the Board, Board elections, to include a Board vacancy.

Holiday Decoration: All accessible holiday decoration should be removed and no longer displayed. House rules only allows for seasonal decoration to be displayed no longer than 14-days of the holiday end. City of Lights (clear/white lights only) can remain illuminated until the last musher (red lantern) crosses the Iditarod finish-line.

Owner Occupancy Status 2024. Annually, Brookshire require all homeowners complete and return the form - Owner Occupancy Status. The form is mandatory and must be completed /returned to PMSI. The governing documents for your association include guidelines regarding the leasing of Units. Financing restrictions through lending sources (FHA, Alaska Housing, Fannie May, and others) will not finance a Unit if the owner occupancy ratio is less than 51percent. Please do not perceive this as the HOA prying into your personal affairs. The form is solely to protect all homeowners and future homeowners.

Rentals: Units that are not owner occupied must have a current lease on file with PMSI. Now is the time to check your file. Effective April 1st, Units without a current lease on file will be fined \$500.

Owner Occupancy Status (OOS-24) forms were mailed in January, and will also be included in the updated Annual Homeowner's packet. Please complete via the electronic portal; USPS; email, hand-delivery to PMSI, fax – which ever mean is conducive to you. Just return the form to avoid being assessed the \$100 fine.

Deadline to respond is March 29, 2024. Responses after April 1st will incur a fine of \$100 per/reminder up to \$300.

So Much Snow: Snow from your driveways must be shoveled onto your front/side lawns. Shoveling snow into the street or into snow storage areas is a violation that carries a \$200 fine for the first offense. Snow hauling cost is very expensive. The HOA is only budgeted to pay for snow accumulated in the streets.

- **Snow storage areas:** Snow designated guest parking areas are closed. Vehicles parked in snow zoned areas will be impounded.

Front Elevation decks: While upper and lower decks are convenient for storing items during the winter, stored items must be in compliance with the house rules. Decks are to be clutter free, clean, and neat in appearance.

Vehicles/trailers/Driveways: No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles or trailers shall be kept, placed, stored or maintained anywhere within the community except within a Unit's garage. Vehicles/trailers with expired tags or flat tires are considered inoperative. Vehicles/trailers parked in the driveway must maintain current registration and tags. Vehicles leaking oil or other fluids are not allowed in the driveway. Vehicles/trailers parked in the driveway, must not appear to be stored (e.g., cannot have a car protective cover; cannot be covered in snow during the snow season).

Best to all: Brookshire's Board of Directors