



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

January 2025|||Annual Newsletter

Happy New Year and Welcome to New Homeowners

On behalf of the Brookshire Board of Directors, we extend our warmest wishes to you and your families for a happy, healthy, and prosperous 2025. We are excited about the year ahead and are grateful to work alongside all of you to make our community a safe and wonderful place to live. As we embrace the opportunities of a new year, it's a great time to reflect on the importance of maintaining our neighborhood's standards and ensuring compliance with the HOA's House Rules, Landscape/driveway extension guidelines, and Declaration. These guidelines are in place to protect our property's values, preserve the aesthetic appeal of our neighborhood, and ensure harmony within our community.

Annual Homeowners' Meeting

Set aside Wednesday evening January 22, 2025, 6p to attend Brookshire's Annual Homeowners' meeting via Zoom. Brookshire's HOA is you! You are the HOA. Join the discussion to aid in decisions, approve the 2025 budget, and elect Board members. Another benefit in attending is an opportunity to meet other homeowners, express concerns, offer suggestions/feedback to the Board.

Holiday Decoration: All accessible holiday decorations are to be removed within 14 days of the holiday end and at the earliest it is accessible. City of Lights (clear/white lights only) can remain illuminated until the last musher (red lantern) crosses the Iditarod finish-line.

Owner Occupancy Status 2025. It's that time again! Annual updates of your PMSI Unit file. ALL Brookshire homeowners are required to complete and return the Owner Occupancy Status 2025 form. The form is mandatory and must be completed /returned to PMSI by the deadline: April 1st 2025. The governing documents for your association include guidelines regarding the leasing of Units. Financing restrictions through lending sources (FHA, Alaska Housing, Fannie Mae, and others) will not finance a Unit if the owner occupancy ratio is less than 51percent. Please do not perceive this as the HOA overreaching. 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. Effective April 1st, Units without a current lease, on file with PMSI, will be fined \$500.

Owner Occupancy Status (OOS-25) forms will be included in the Annual Homeowner's packet. Please complete via the electronic portal; USPS; email, hand-delivery to PMSI, fax – which ever mean is conducive for you. Avoid being fined, return the form no later than April 1st, 2025. Responses after April 1st will incur a fine of \$100 per/reminder up to \$300.

Let it Snow, oh 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 from driveways/roofs must be stored on your property. Units witnessed shoveling snow manually, via a snowblower, plow truck, into the street and/or into designated snow storage areas will be fined \$200 for the first occurrence; The HOA does not budget to haul snow from Unit's property. 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 zone 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 inoperable. 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