

TOWNE STATION HOA NEWSLETTER

Volume 4, Issue 3 March 2014

www.TowneStation.com

*2014 Towne Station HOA
Board of Directors*

ATTENTION:

We currently have a vacancy on our HOA Board of Directors, for the position of Treasurer.

This position will be filled at our next HOA Board Meeting on Tuesday April 1st 2014, via an election by the current Board.

If you would like to volunteer for this position, please let us know and be sure to attend the Meeting. This is great opportunity to get involved with your HOA.

If you know of anyone who may be interested in volunteering and contributing to the HOA, please tell them about the opening.

HOA Mailing Address:
PO Box 392
Brandon MS 39043

Next HOA Board Meeting:
Tues, April 1st 2014 at 6:00pm CT
Location: Small Conference Room
at the Brandon City Library.

Email:
TowneStation@gmail.com

Or, send us a message through
the HOA Website.

Website:
TowneStation.com

ASSESSMENTS FOR 2014: Thank you, to all the Homeowners who helped the neighborhood by paying their Assessments on time! However, we have a small number who haven't paid, and are incurring a monthly Late Fee of \$25. If you haven't paid yet, please be sure to send in your payment, to avoid future Late Fees.

CREDIT CARD PAYMENTS: Remember, your HOA accepts credit cards, in addition to checks, for payment of Annual Assessments and/or Fees. Credit Card payments may be completed on our website, at www.TowneStation.com. There is NO fee for paying by credit card.

WANT TO BE IN THE KNOW? Just opt-in to our Text Message Alerts. You can do so by texting TSHOA to 71441, or signup on our website.

TRASH/GARBAGE IN NEIGHBORHOOD: In an effort to keep our neighborhood clean and beautiful, your HOA regularly pays a vendor to pick-up trash in our subdivision. It's usually random paper, garbage, and items blown around by wind from lots with construction. However, lately we've noticed quite a bit of trash being dumped or thrown over residents' fences along the pipeline in the middle of the subdivision. Please understand, this is LITTERING, and causes your HOA to spend your Assessment monies on cleaning it up. Going forward, such offenses will be reported to the City for enforcement and possible fines for violations of littering ordinances. Please help keep our neighborhood clean. If you see trash being dumped somewhere in the neighborhood, please feel to report it to the HOA or City of Brandon.

COVENANT REVISION: The back page of this Newsletter contains the language for our proposed Covenant Amendment. As you may know, we must get signatures representing 67% of the Lots in the subdivision, in order for the Revision to be filed and go into effect. NOTE: Only one signature per lot... two signatures from the same Lot count as only one vote.

We believe the Amendments *broaden* our Covenants (i.e., less restrictive), as well as clarify them. IMPORTANT: Should we not be able to obtain the required amount of signatures, the Revision will NOT take effect. As a result, the HOA will be compelled to enforce several items, such as "pine fences", location of fences on sides of dwellings, signage on Lots (alarm signs, school support signs, fence company signs, etc.) NOTE: A large number of homes in the neighborhood will be fined as a result. So please support the Covenant Revision, so this won't occur.

We will be walking the neighborhood soon, to obtain signatures. Thank you for supporting the HOA with this effort.

Proposed Covenant Amendment:

E. FENCES

The covenants as written to include “pine” as an acceptable fence material in addition to the previously allowed cedar and cypress.

The covenants as written to include “wrought-iron” or “wrought-iron-looking” as an acceptable fence material in addition to the allowed cedar, cypress, and pine, for Lots which are considered to be “waterfront”, as deemed by the Homeowners Association, in its sole discretion. This addition does not include “chain-link” fence material or similar material, as an acceptable fence material.

Additionally, the current wording of “...lateral extension of the back face of the dwelling...” is changed to read “...lateral extension of the front face of the dwelling...”.

Additionally, fences and fence material must be kept in a state of good repair, condition, and appearance at all times.

F. MAILBOXES

1. Black decorative-style Brookwood type mailbox (matching others in neighborhood), must be installed properly, according to United States Postage Regulations and policies, on each Lot with a dwelling on the Lot, and in a manner to create uniformity within the neighborhood. This is intended to mean that such a mailbox must be properly installed, mounted in the ground, near the curb area adjacent to the street in front of each Lot containing a dwelling. Such mailboxes are known to be available for purchase from Sign Mark in Pearl MS (Ph: 601-932-6699), but may be purchased elsewhere as well.

2. Mailboxes must be kept in a state of good condition, appearance, and repair, painted appropriately in black, with the customary red flag appropriately attached. This must be done in such a manner as to inhibit and/or hide any rust or missing paint areas on the mailbox.

G. MISCELLANEOUS

9. No signs or advertising device of any kind may be placed or kept on any lot other than the following:

One name and/or number plate not exceeding 120 (one hundred twenty) square inches in area.

A maximum of 2 (two) “badge” type signs on fence, related to fence company name, provided sign(s) does not exceed 50 (fifty) square inches.

Security type sign – up to 2 (two) signs designating security company contracted to protect dwelling, provided sign(s) does not exceed 180 (one hundred eighty) square inches, and is placed on or within 6 feet of dwelling.

One sign for sale purposes, not exceeding 6 (six) square feet in area. One additional sign, not exceeding 6 (six) square feet in area, may be used as an “Open House” type sign, as needed (not to exceed 10 consecutive days). Information type boxes (intended to hold flyers) may be used, during the time the lot is for sale, provided such item does not exceed 250 (two hundred fifty) square inches.

Signs which are decorative in nature, such as garden flags and the like, or placed in conjunction to support of an area school, school booster club, or local youth sports organization provided such sign(s) does not exceed 6 (six) square feet each, are not constructed of coroplast, and complies with covenant G.31. of covenant Amendment filed January 6th 2011.

NOTE: Signs advertising any business, vendor, contractor, or political in nature are not permitted, except as explicitly listed in this covenant.