

BOM Member Directory

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Eastbrooke Newsletter

March 2021

Dates for 2021 Board Meetings - meetings are generally held

on the 1st Tuesday of the month **at 6:30 pm.**

The chart below indicates any exceptions ** to that.

Date/Month	Exceptions
March 2, 2021	
April 6, 2021	
May 4, 2021	
June 1, 2021	
July 6, 2021	
August 3, 2021	
September 14, 2021	**Annual Meeting- 2 nd Tuesday
October 12, 2021	**Second Annual Meeting- 2 nd Tuesday
November 9, 2021	**2 nd Tuesday- Election Day 11/2
December 7, 2021	

Access to Kenrick & Eastbrooke Websites

Kenrick/Eastbrooke: <https://kenrickfirst.com/eastbrooke-condominium/>

Eastbrooke: www.eastbrooketownhomes.com



Wishing a warm welcome
to our new neighbors
in Units 665, 902, 538



Contact Information

Service Coordinator

Unless urgent, **submit your service requests to Michele Anderson at manderson@kenrickfirst.com** or call (585) 244-7599. Remember to include that you are at Eastbrooke and your unit number.

Eastbrooke Admin

Submit questions or variance request for Eastbrooke, to Laurie at lkrenzer@kenrickfirst.com

Eastbrooke Maintenance -- 585.244.7599

Kenrick Corporation - 585.424.1540

EB Property Manager - Hans Rozestraten
hrozestraten@kenrickfirst.com

Brighton Police Department - 585.784.5120

Brighton Animal Control - 585.784.5150

EB Newsletter Editor – Danielle Wells
dwestfall3@gmail.com

Service Requests

If you have a problem with the exterior of your condominium or other common elements, except for doors, windows and hardware, or if you notice a maintenance problem in another part of the property. Go to the Kenrick Corporation website <https://kenrickfirst.com/> in the top right corner is "submit a service request".

Get the news that matters!

Receive the latest updates and notifications that impact your neighborhood?

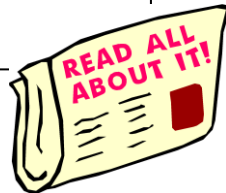
Make it possible for Kenrick to notify you about emergencies.

Provide Kenrick Corporation with your most up-to-date contact information.

Email the following to Laurie Krenzer at lkrenzer@kenrickfirst.com :

- Email address
- Cell phone
- Landline

Are there topics you would like to see covered in future newsletters? If so, email me @ dwestfall3@gmail.com with your ideas.



Assessment Payments

Payments due on the 1st of each month.

Late fee of \$25 added after the 10th of the month

There are many ways to pay [Condo Fees - Ways to Pay 2.28.2020.pdf](#)

For questions regarding Assessment payments, please contact the Accounts Receivable staff at Kenrick Corporation (585) 424-1540.



Have An Eastbrooke Concern?

Each phase of Eastbrooke has three representatives who are available by phone or email for any concerns or problems regarding Eastbrooke.

Contact the board member for your phase and they will be happy to assist you in resolving the problem or to provide guidance.

Contact information for board member representatives (and their phase) is located on page 1 of the newsletter.

Important **INFORMATION**



Refuse storage closets

These are the small double door closets on the outside of the 5-unit buildings. As previously mentioned, they were built for the use by the condo that does not have a garage to store their refuse in, according to the governing documents.

It is the owner's responsibility to maintain the double doors in good condition, the closet free of vermin/insects and that access to this refuse storage closet is clear, which includes clear of snow. The maintenance staff does not shovel snow from this area, which has mulch spread outside it.

Doorbell Update

Upon further investigation & information provided by the Board of Managers, it seems when Eastbrooke installed siding on the buildings (between 1994 – 1996) the Board at that time made a change to the Condominium doorbell locations.

Owners were allowed, when replacing their entry door or doorbell, to install doorbells on the aluminum trim that had been placed around the condominium entry door during the siding project or on the center of the door.

If your doorbell is an original style and is located on the front door, siding or on the aluminum trim next to your front door, there is no need to move the doorbell. Replacement doorbells can be installed on the entry door or on the aluminum trim around the entry door, but not on the siding itself.

If you have changed your doorbell to a video doorbell without submitting a variance, you will need to submit an after-the-fact variance to be approved upon inspection. Do not place a video doorbell on the siding. If your old doorbell is on the siding, contact the maintenance staff to replace the siding, if possible. At end of residency the video doorbell must be removed and the adhesive cleaned off the aluminum trim.

All doorbells, no matter the style, must be installed with adhesive; no screws are to be used in the aluminum trim, siding or door. If screws have been used, owners will be responsible for the cost to repair the trim.

Open screw holes leave a perfect entry point into the structure for insects/bees/wasps/spiders.

The Townhomes of Eastbrooke Rules & Regulations will be updated soon to include this information that has just surfaced.

Thank you

It goes without saying, Kenrick and the on-site staff deserve a round of applause for their dedication in keeping our roads, sidewalks and driveways free of snow and ice this winter so far. **Thank you** for all of your hard work and early mornings!



Garbage

Large items or large amounts. (i.e. Furniture, carpet, remodeling waste, or many, many bags)

Do you have a lot more garbage than your tote will hold? Are you tossing an old piece of furniture? If so, please contact Suburban Disposal at 352-3900, at least 24 hrs before our scheduled pick up day, to make them aware. Remember, place your trash out, no earlier than 6 pm the night before pickup.



Parking/Plowing/Snow Removal

Remember - there is no on-street parking at Eastbrooke, unless you have 3+ vehicles or a handicap permit.

Everyone is to park in the garage & in the driveway with your first & second vehicles. Street parking is not for convenience or because it is close to your front door! It is necessary you use your garage & driveway, as there are not enough street parking spots for all 800+ cars in the neighborhood!

Snow removal is done: street 1st, driveways 2nd & walks/stoops 3rd. On first attempt, if all cars are out of the driveway, the plow truck may plow an arch shape path, one end of the drive to the other end (opposite of how you park), pushing the snow onto the lawn next to your driveways.

When plow trucks return around 9 am, when many have gone to work and there is plenty of street parking available, they will clear the drives better. If you don't move your vehicle from the driveway, it may not be plowed, causing you and your neighbors to have to shovel out the driveway. Also, remember plows are curved and cannot get too close to the building, so they don't damage the garage doors.

Sidewalks & Stoops - Calcium

Chloride is available at the maintenance building for you **FREE** of charge. Bring a bucket and take some home to sprinkle on your stoop, sidewalk, driveway. This de-icer will only work when temperatures are above zero. Always use caution when moving about in the snow, you don't know what you can't see.

Do Not Approach Staff!

Please do not approach plow truck or bobcat. This is extremely dangerous! Staff has a system of how they clear snow off the property. The system must be followed for everyone's benefit. Staff cannot deviate from the system at the request of any owner/resident.



Garage Doors

According to the Eastbrooke Rules & Regulations: To prevent vandalism and water line freezing, **garage doors are always to be left closed**, except for momentary entry or exit from the garage. Closed doors add to the appearance of Eastbrooke and positively affect cooling and heating efficiency for the condo above the garages. Owners who habitually leave their garage door open will be fined.



Driveway Clearing

Do you want your driveway totally cleared, even if a vehicle remains in your building driveways? We suggest you make friends with your building mates and offer to move their car for them (especially if your neighbors are elderly).

When neighbors are going away, offer to move their car out of the driveway in the winter so the entire building driveways will get plowed. Making friends & assisting with vehicle moving could only benefit each one of you.

A little cooperation goes a long way and alleviates the anxiety & frustration of owners/residents/neighbors. 😊