

## BOM Member Directory

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### **Phase II**

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### **Phase III**

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## Eastbrooke Newsletter

### April 2021

**Dates for 2021 Board Meetings** - meetings are generally held  
on the 1<sup>st</sup> Tuesday of the month **at 6:30 pm.**

The chart below indicates any exceptions \*\* to that.

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

### **Access to Kenrick & Eastbrooke Websites**

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

Eastbrooke: [www.eastbrooketownhomes.com](http://www.eastbrooketownhomes.com)



Wishing a warm welcome  
to our new neighbors  
in Units 528



## Contact Information

### Service Coordinator

Unless urgent, **submit your service requests to Michele Anderson** at [manderson@kenrickfirst.com](mailto: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](mailto:lkrenzer@kenrickfirst.com)

**Eastbrooke Maintenance -- 585.244.7599**

**Kenrick Corporation - 585.424.1540**

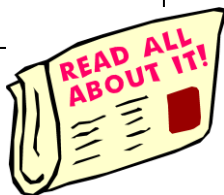
**EB Property Manager - Hans Rozestraten**  
[hrozestraten@kenrickfirst.com](mailto:hrozestraten@kenrickfirst.com)

**Brighton Police Department - 585.784.5120**

**Brighton Animal Control - 585.784.5150**

**EB Newsletter Editor – Danielle Wells**  
[dwestfall3@gmail.com](mailto:dwestfall3@gmail.com)

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



## 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](mailto:lkrenzer@kenrickfirst.com) :

- Email address
- Cell phone
- Landline

### **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.

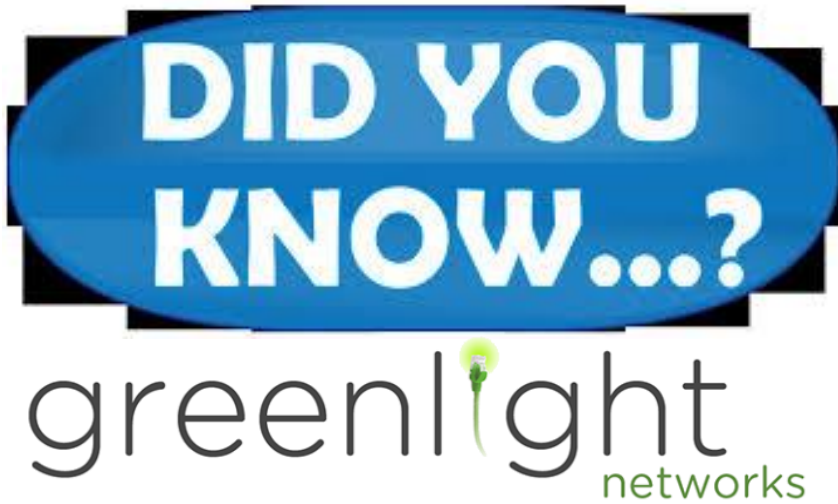


### **Have An Eastbrooke Concern?**

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.



This is what the Greenlight Website is currently saying about Eastbrooke:

### Greenlight

For years we have been trying to get Greenlight in our neighborhood. Unfortunately, Greenlight is still saying there has not been enough interest from residents at Eastbrooke to invest the funds to lay wire and provide internet service. We would ask that you please visit their website [Greenlight – Experience Faster. \(greenlightnetworks.com\)](http://greenlightnetworks.com), click “get greenlight” and fill out your information to express interest. Right now we have 86% of residents signed up, **let’s get this to 100% so they come to Eastbrooke!** Internet would only be \$50/month then!

### Sorry about that.

Greenlight is not accepting orders at your location.

Thank you for signing up to show interest. We do not currently provide service in your neighborhood. We have created a Greenlight district in your area called *Townhomes of Eastbrooke*, with the boundaries displayed on the map here.

Building Greenlight’s fiber network involves significant design, planning and construction work to lay hundreds of miles of new fiber-optic cable. Where we build and when is based on a number of factors including customer demand, cost and complexity of building the district, the number of easements and permits required, among other factors.

### Townhomes of Eastbrooke

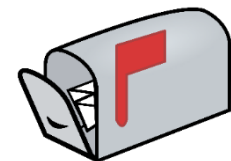
Status Under Evaluation

Notes We are currently evaluating the network design and engineering specifications, construction costs and conditions, as well as permits and easement requirements for your building. Please have your landlord/property manager contact us at [sales@greenlightne](mailto:sales@greenlightne)

Sign Up % 86%

### Mailboxes

If you put your name on your mailbox, please do so under the top cover **on the inside** and NOT on the outside of the mailbox.



### Lightbulbs

In a Condominium neighborhood, uniformity is key. Therefore, all exterior lighting bulbs in Common & Restricted Common areas must be white. No colored bulbs are allowed.



## Water

Please check your interior & exterior faucets, tub/showers, washing machine for running or dripping water. Check toilets for unusually frequent filling of tank, as this indicates a possible leak.

IF YOU RENT YOUR UNIT, PLEASE SHARE THIS WITH YOUR TENANT!

According to the Rules & Regulations at Eastbrooke: *Every owner must perform promptly all maintenance and repair work to his own home.*

When a leak or drip is discovered, please have it repaired right away! Be sure to use a contractor with both general liability & workers' compensation insurance to protect yourself & the property from possible lawsuits. Kenrick Corp can provide a list of insured contractors if needed.

As an owner, you do not directly pay for your water usage, though rising water costs could affect your monthly assessment fees in the future. Your cooperation in this matter is appreciated. We would also appreciate if you would notify Kenrick Corp if a leak is discovered.



## Original Doors

We all know the dangers of lead paint dust/chips. Since 2008 the US Environmental Protection Agency no longer allows scraping/sanding of original paint in/on homes built prior to 1978. This is all of Eastbrooke! If you have an original front, rear, balcony door or sidelight –They must be replaced!

The exterior of front entry doors that need to be replaced have: 15 or 18 small rectangular panels; 3 large square filigree panels; 3 plain large square panels; 1 large rectangle panel with trim around it or any other style entry door. Rear entry door that needs to be replaced have diamond shape grills in/on the window or any other style rear door. Balcony door that needs to be replaced have diamond shape grills in/on window or any other style rear man door; or are 1970 version of sliding glass door.

Approved front entry door styles are: 6 panel door; 4 panel with 1/2 moon window at top; 4 panel door with 2 small square windows at top.

Approved rear entry door style is: 9-light, half window style

Approved balcony entry door styles are: 15 panel glass door or an all glass sliding door.

All new exterior doors cannot be primer only, they must have a factory baked on final paint coat in white!

Pick up a variance form, that includes pictures of the approved styles, from outside of the maintenance building or print off the Kenrick/Eastbrooke webpage at <https://kenrickfirst.com/eastbrooke-condominium/> . Complete & submit for approval prior to door being replaced.

## Dog Poop

**If it's Spring, it must be time to address dog poop**

**Dog waste doesn't just smell awful, it is bad for humans.**

A single gram of dog waste can contain 23 million bacteria. On top of that, it can contain roundworms, hookworms, E. Coli, Giardia, or Salmonella, all of which are harmful to humans

**Dog waste is bad for the environment.**

When carried into a water stream, dog poop adds a significant amount of nitrogen to the water, which depletes the oxygen necessary for fish in those ecosystems to flourish. In 1991, dog waste was officially labeled as a nonpoint source pollutant by the Environmental Protection Agency.

**Dog waste attracts unwanted critters.**

Flies love to lay their eggs in dog poop, which will in turn hatch into maggots that grow into more flies – yuck! Urban rats also like to eat dog poop due to the protein content in the fecal material – double yuck!!





## Garage Door Trim Replacement

Last spring the Eastbrooke Board of Managers put together a schedule for replacing the garage door trim throughout the neighborhood. The year your driveway is milled and repaved, the following year the garage door trim will be replaced.

The driveways that were repaved in 2019 had the garage door trim replaced in 2020. Now it is time to replace the garage door trim where the driveways were repaved in 2020. Those units are:

Phase 1	402-408	410-416	420-426	748-754
	810-816	912-918		
Phase 2	658-664	666-674	676-682	740-746
Phase 3	403-409	411-419	421-427	429-437
	457-465	467-473	479-485	549-557
	559-565	567-575	577-583	

The driveway repaving list for 2021 has not been finalized yet. Condominiums involved will be notified prior to any milling/repaving beginning and their garage door trim will be replaced in 2022.

If you are not involved in the garage door trim replacement project this year, please park your vehicles in your garage & in your driveway, leaving street parking for those who are involved in the 2021 garage door trim replacement project.

Thanks so much for your effort & cooperation.

Driveway milling, repaving, garage door trim replacement – a few of the ways your condo fees are at work for the betterment of the neighborhood!

## Summer Employment Opportunities

### Eastbrooke Grounds Crew

A perfect job for college students over summer break! We have **4** temporary landscaping positions available from May – September, Monday – Friday, 7:30 am – 4:00 pm. Should be at least 18 years old & have reliable transportation. Some landscaping experience a plus, on-the-job training available. Non-smoker preferred, ability to follow directions, work on a team, upbeat attitude, ethical behavior a must! Mulching, mowing, trimming, planting, bush removal. Contact Laurie @ Kenrick Corporation, 585-424-1540 or [lkrenzer@kenrickfirst.com](mailto:lkrenzer@kenrickfirst.com)

### Life Guards

Another perfect opportunity for college students over summer break! Multiple positions are available for outdoor pool from May – September. Must be able to work both weekdays & weekends - 9 am – 10 pm, usually 6 hour shifts. Should be at least 16 years old, have reliable transportation, have valid Lifeguarding Certification w/in 2 years and CPR Certification w/in 1 year. Non-smoker, ability to follow specific procedures, upbeat attitude, ethical behavior a must! Contact Laurie @ Kenrick Corporation, 585-424-1540 or [lkrenzer@kenrickfirst.com](mailto:lkrenzer@kenrickfirst.com)

### **Cat Sitter Wanted**

A resident in Eastbrooke will be away April 9- April 30 and wants to know if anyone in Eastbrooke is willing to feed their 2 cats daily and dispose of the easy clean-up litter as needed. If you are interested, please contact Kathy O'Brien at (585) 467-8516.





### Garage Sale

We are looking for a volunteer coordinator to spearhead and organize this one-day event at Eastbrooke. If you are interested in doing this, reach out by sending an email to [dwestfall3@gmail.com](mailto:dwestfall3@gmail.com) and someone from the board will be in touch!

## A Few Notes From The Board President

*First let me welcome all of the new homeowners to our community. Eastbrooke is a wonderful place to live and I have called it home for 25 years now. Condominium living is different than individual homeownership. There are rules at Eastbrooke that have been established over the years, and the board of managers(all volunteers), and the property management team are charged with enforcing these rules for the betterment of our community and all who live here. Fines are sometimes levied against homeowner's accounts for various infractions and sometimes blatant violations. The board also has the ability to use different courses of action to collect these fines and does not always dismiss fines after violations have been corrected. We want to work with everyone to continue to make Eastbrooke a great place to live, and it is not our intent to make a rigid environment in which to live. We all have a vested interest in our community, and you as homeowners, can help by being aware of the things you can and can't do, and to ask if you are not sure beforehand. The property management team are available, as are the board, to answer questions or concerns.*

*Karl Heath*

## Townhomes of Eastbrooke Condominium

### Variance Request Approved Styles for use in Eastbrooke — updated 1/2020

**Front Entry Doors:** There are three approved styles.

Style #1 is a 6 panel door w/no windows

Style #2 is a 4 panel door w/windows

Style #3 is a 4 panel door w/half-moon shaped window at the top.

**Steel or fiberglass. All must have final factory applied paint coat, no primer only doors will be allowed (new 7/2016).**

**WHITE EXTERIOR ONLY!**

Style 1



Style 2



Style 3



**Sidelights:** There are four approved styles.

Style #1 is a plain, full length glass panel.

Style #2 is a plain half-length glass panel.

Style #3 is a half-length glass with rounded window at top.

Style #4 is a quarter length glass panel at top

**Steel or fiberglass. All must have final factory applied paint coat, no primer only doors will be allowed (new 7/2016).**

**WHITE EXTERIOR ONLY!**



Full view window



1/2 view window



1/2 view round top window



1/4 view square top window

**Rear Entry Doors:** 9-light, half window style. All must have final factory applied paint coat, no primer only doors will be allowed (new 7/2016). **WHITE EXTERIOR ONLY!**



**Storm Doors:** full or 3/4 view glass door. Doors may be self-storing as long as they do not differ radically in appearance from the approved full or 3/4 view. All must have final factory applied paint coat, no primer only doors will be allowed (new 7/2016). **WHITE EXTERIOR ONLY!**



**Balcony Doors:** 15 panel glass door or an all glass sliding door. All must have final factory applied paint coat, no primer only doors will be allowed (new 7/2016). **WHITE EXTERIOR ONLY!**



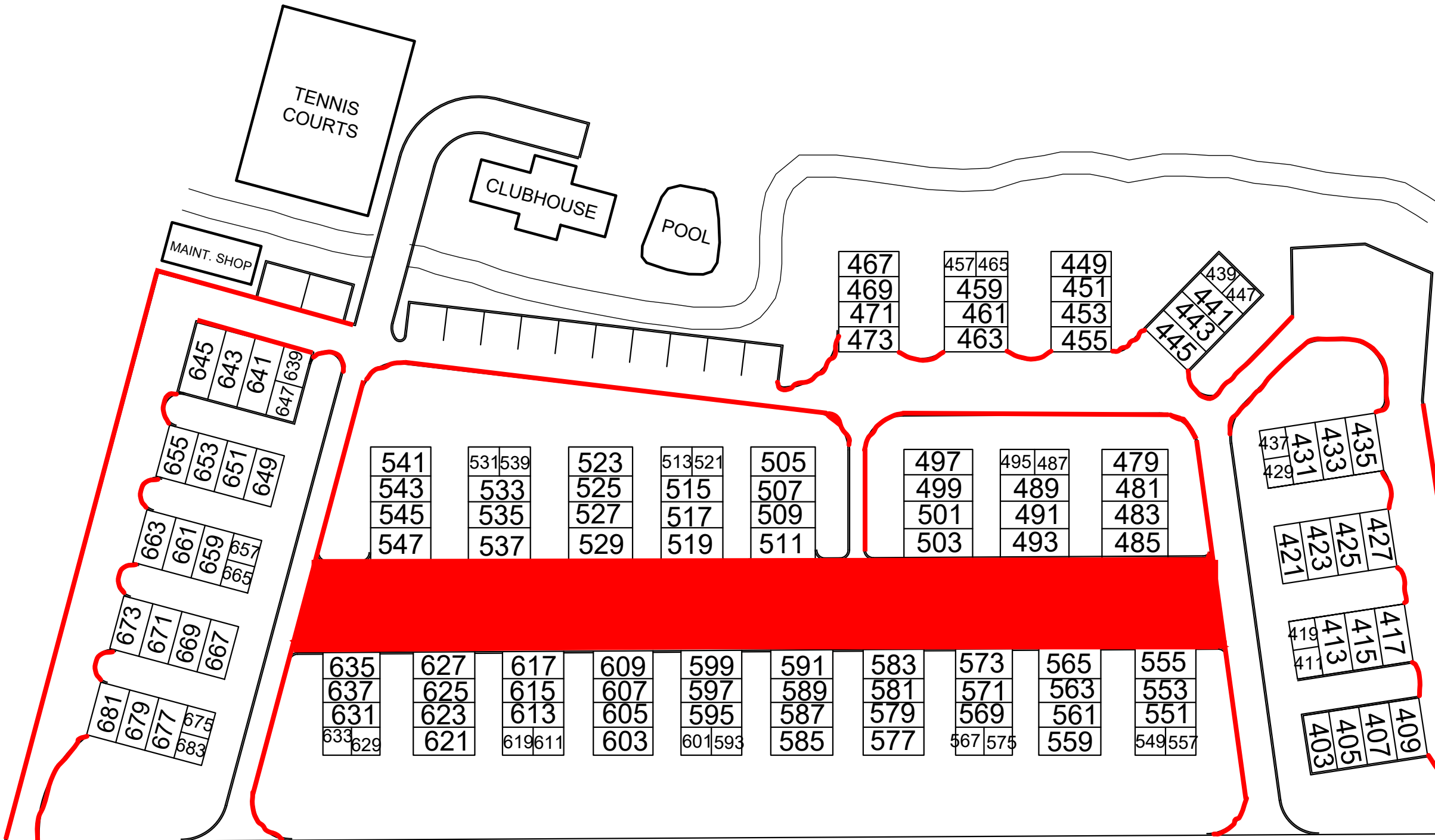
**Windows:** vinyl slider (2 or 3-lite) is the only window style approved for use in Eastbrooke, with the exceptions of the kitchen window only where a white vinyl double hung w/no grids, or replacement of the stationary window. **WHITE EXTERIOR ONLY!**



**Sliding Glass Doors:** Slider, no grills/mullions. All must have final factory applied paint coat, no primer only doors will be allowed (new 7/2016). **WHITE EXTERIOR ONLY!**



# EASTBROOKE MAP



## PHASE III

FRENCH ROAD

## PHASE I

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## PHASE II

Red Line Indicate No Parking Anytime