

BOM Member Directory

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Eastbrooke Newsletter

May 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
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 846



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, please 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

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.

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



Have An Eastbrooke Question or 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.



- The Board of Managers are community owners, just like you, who **volunteer** their time?
 - They receive no pay!
 - You elect them each year to represent you and protect your investment.
- **ANY change** you make to the outside of the building requires an approved variance BEFORE work begins?
 - This includes lighting, doors, windows, balcony, railings, plantings, patio, doorbells, key pads, anything outside
 - Variance forms are available on-line or outside the maintenance building.
- When you accepted the deed to your condo, you agree to adhere to the Declaration, By-Laws, Rules & Regulations?
- You can plant & **maintain** flowers (**Annuals only**, NO vegetables) in the shrubbery bed around your condo and around trees in courtyards?
 - Annuals/flowers should not exceed 1ft in height and 2ft in radius.
 - Vegetables can be planted in **pots only** and are to be kept on your patio/balcony.
 - Bushes, trees, shrubs of any kind may not be planted without an approved variance.
 - Garden decorations must be under 2' tall. All garden decorations must be removed by November, 15th each year.
- When you feed the wildlife on the property it could bring **unwanted** critters?
 - Birdfeeders, birdhouses, bird baths, doghouses and the like are not permitted as they attract or could provide shelter for undesirable rodents.
 - Don't leave bread, shells, nuts, popcorn, seeds or any food on the grounds
- You should have AC unit **cleaned** each year to avoid plugged lines & drip pan overflows?
- Smoking is **prohibited** everywhere on the property of the condominium including but not limited to garages, indoor and outdoor common areas? Smoking is allowed inside an **owner-occupied** condominium only.
- Pet owners are responsible for cleaning up after their pets anywhere in Eastbrooke and must carry the necessary equipment for **immediate** clean up and dispose of it in their own refuse container? **They poop – You scoop!!!**
- The **original** front doors, sidelights, rear entry doors and balcony doors were installed 40+ years ago when the property was built in the 1970s? The original doors have been scraped, sanded and painted multiple times over the years.
 - Considering new lead based paint laws, these doors can no longer be scraped or sanded to be painted and **MUST** be replaced
 - All new doors on the property **MUST** be white and have a **factory finish**
 - Any condo that has an original, full-size, man door on the trash storage area has the same lead situation and needs replaced
 - Approved doors/sidelight styles can be found on the variance form
 - An approved variance is required prior to the installation of any exterior door

Garbage - Courtesy

- Do not put your garbage in someone else's garbage tote
- Use your totes, putting bagged garbage out can blow around, bring unwanted critters and rodents. Same with recycling.
- Do not let your tote, garbage or recycling overflow, it will just blow away, making a mess
- If you need a garbage tote or recycling bin, please contact the maintenance building at 585-244-7599 and leave a message with your address
- Containers are not to be put out until 6pm the evening prior to pick up. All containers must be retrieved and stored appropriately by 9pm Thursday evening
- Become knowledgeable about all you can recycle by viewing this Monroe County recycling doc: [MonroeCoRecycling](#)



Tennis Courts

The Tennis Courts are now open for the season. The combination to the lock on the tennis court gate can be found on the main page of our website: www.eastbrooketownhomes.com & on www.kenrickfirst.com; via the crew at the maintenance garage; or by calling the Kenrick Office directly at 585-424-1540. Please provide proof of address to the maintenance crew.

Here are a few other reminders about use of the tennis courts:

- Guests must be accompanied by an owner or resident, at all times.
- Usage of tennis courts are on a first come, first served basis.
- If tennis courts become overcrowded, we will need to initiate a reservation board.
- Not allowed on the tennis courts:
 - NO ANIMALS
 - NO SKATEBOARDS
 - NO BICYCLES
 - NO CHAIRS – Chairs may be set up outside the fenced tennis court area.



Failure to adhere to the above guidelines may require us to close the tennis courts for everyone.

New Trees!

Last fall the Eastbrooke Landscape Committee planted 5 new trees around the property. All 5 trees are healthy and beginning to create buds. **Check out the magnolia tree right when you enter Eastbrooke off French Rd on the even-numbered side.** It's beginning to burst out its dark pink magnificent magnolia blossoms! In the fall, the plan is to plant 5 more trees on the major roads within Eastbrooke or on French Road for curb appeal.



Even more photos below!

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*

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

MONTHLY ASSESSMENT FEES

Beginning in April each year the Board begins the process of complying a budget for the next fiscal year; looking at the funds coming in and the expenditures that go out; planning for projects that need to be or can be done to improve the property (i.e. drainage, paving, road sealing). Monthly assessment fees often change at the beginning of the fiscal year in July, to make certain that our Budget and Maintenance Reserve Funds are adequate to cover the cost of expenditures that might come along in the following fiscal year.

Your Board members are taking into account the year-long pandemic and its affect on all owners within Eastbrooke. Please watch for additional budget information on the websites, via email and in upcoming newsletters.

The true meaning of life is to
plant trees, under whose shade
you do not expect to sit.

Nelson Henderson

Thank You



TOWNHOMES OF EASTBROOKE CONDOMINIUMS 2021 TREATMENT SCHEDULE

Completed by Trimline Landscape Management
Telephone Number: 585-723-5815

Contact person – Shoshana Dietrich in the Kenrick office – 424-1540

LAWN SCHEDULE

Dates to be applied:

- 4/26/2021- 4/28/2021
- 5/14/2021, 5/17/2021-5/18/2021
- 6/25/2021, 6/28/2021-6/29/2021
- 9/3/2021, 9/7/2021-9/8/2021

Bed Maintenance

Dates to be applied:

- 5/14/2021, 5/17/2021-5/18/2021
- 7/19/2021-7/21/2021

Tree Care

Dates to be applied:

- 5/4/2021-5/5/2021, 5/7/2021
- 5/21/2021, 5/24/2021-5/25/2021
- 8/13/2021, 8/16/2021-8/17/2021
- 10/25/2021-10/27/2021

Note above dates are approximate. Weather will be the main factor.