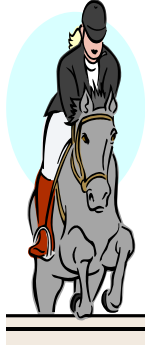


# STEEPLECHASE HOMEOWNERS ASSOCIATION

FALL NEWSLETTER 2019



**WEBSITE:** [steeplechasehomes.com](http://steeplechasehomes.com)

**PHONE:** 256-984-3232

**EMAIL:** [SteeplechaseHOA@Outlook.com](mailto:SteeplechaseHOA@Outlook.com)

**FACEBOOK:** Steeplechase Townhome Community, Huntsville, AL

<https://m.facebook.com/groups/943076182557368>



## **Board Members**

Carol Wright  
Stephen Johnston  
Keyona White  
Amanda Pierce  
Josh Johnson

## **Architectural Control Committee**

Elaine Katsaros, Elias Katsaros

## **Covenants Committee**

Jeff Choate, Bill Lundy, Bernice Bowling, Sandy Wells

## **Community Enrichment Committee**

Carol Wright, Bernice Bowling, Elaine Katsaros  
Keith Holder, Brenda Carter

## **Property Manager**

Tim Cook

## **BOARD CHANGES**

Due to recent resignations of three of our board members, new members have been added to the board: Keyona White, Amanda Pierce, and Josh Johnson. Resignations were due to various reasons, including health and new job responsibilities. The Steeplechase community has been blessed to have had Judy Culpepper, Paul Miller, and Ronda Moyers serve on the board for the past few years, and they will be missed. Two board positions will expire at the end of the year. Should you have an interest in serving on the board, please send a note to the e-mail address above to be added to the ballot. These positions will be voted on during the annual meeting.

## **PROPERTY MANAGER**

Mr. Charlie Eye, our property manager for the past three years, decided to move from the area. The Board has selected Tim Cook, one of our residents, to replace Mr. Eye. Mr. Cook may be reached by leaving a message at the Steeplechase phone number, 256-984-3232, extension 1.

## **CLUBHOUSE**

Renovations have been completed on the inside of the clubhouse. As noted in our Spring newsletter, due to budget constraints the bathroom updates were delayed another year; however, several volunteers provided assistance to improve the bathrooms by cleaning, painting, replacing missing ceiling tiles, and adding new shower curtains, bath mats and pictures. If you missed the Open House at the Clubhouse, take a few minutes to check out the renovations, either by just looking in the windows, or by contacting a board member who will be pleased to show you. Since renovations have been completed, the Clubhouse has been rented several times, which just shows that the improvements have been appreciated by our residents. As always, the Board welcomes your ideas for any areas that you see that may need upgrades. Use our HOA email address, the suggestion box at the clubhouse, or send us a letter.

The pool officially closed September 30. Please watch the website and Facebook page for next year's opening date.

## **COMMUNICATION**

In the header you will see that the HOA Board is adding ways that you may obtain information from the Board or contact the Board. The **Facebook** page is a way that you can reach out to neighbors and ask for or receive information or assistance. Membership to the page is only open to Steeplechase homeowners and it is a monitored site. If you would like to receive Board correspondence by e-mail, please leave your e-mail address at **SteeplechaseHOA@Outlook.com**

Our website ([www.steeplechasehomes.com](http://www.steeplechasehomes.com)) has a lot of valuable information. It includes a list of your Board of Directors and Committee members; ACC request for changes form; Covenants and Bylaws; rules for Club House, Pool, and Tennis Courts; current and past minutes of board meetings; garbage and recycle schedules/information; and other useful information. If you need a copy of the covenants and bylaws, and are unable to access the web site, please let any board member know, and you will be provided a copy.

## **DUES**

As discussed in the last HOA Annual Meeting, the dues structure is changing to eliminate the two-payment structure. The full amount of \$550 will be due February 1, 2020, and late as of March 1, 2020. Payment can also be made at the annual meeting.

## **THANK YOU!**

**Fall has arrived in Steeplechase!!!!** Now is the time to look at your property and see what needs to be fixed/updated/painted. Let's keep things looking good. The Board is so appreciative of all the improvements that have been made, and are continuing to be made, to individual homes. It really shows that we are making strides to improve the neighborhood, not only for all of the residents, but also to visitors and realtors who have visited our community. As for any non-emergency issues, please google Huntsville Connect. This helpful site is available to report any non-emergency problems such as potholes, non-working lights, illegal dumping, graffiti, etc. Providing photos also helps.

## **VOLUNTEERS**

The Board is so appreciative of the many homeowners who have volunteered their funds/services for improvements within the Steeplechase community. Some of these projects were: purchasing a refrigerator and microwave for the clubhouse; donating and maintaining pots and plants in the pool area; keeping the grass cut along the fence line between Steeplechase property, drainage ditch, and hotel – which is property belonging to city, but was just occasionally being cut. In addition, there are a few residents that need assistance with maintaining their yards, shrubbery, and homes, along with routine tasks like moving/returning garbage/recycle cans to street and picking up mail. We have several volunteers who are assisting with these tasks.

## **ALERT**

There have been three incidents of dog attacks in the complex (same dog). Two of our residents were bitten, and another resident's dog was attacked. **This is totally unacceptable.** The dog was not on a leash, and attacked without provocation. Animal Control was contacted when the first attack occurred. Owner assured the officer that the dog was current on all shots. This proved not to be correct and the dog was quarantined for two weeks, and then released back to the owner. The last attack resulted in the EMT, Police and Animal Control being called, with Animal Control permanently removing the dog. Not only was this a safety issue, but also quite expensive for the residents' medical bills and the vet bills. City rules require that all dogs outside of fences be on a leash. The Animal Control Officer asked that he be called if anyone sees a dog in the neighborhood not on a leash. Taking a picture of the dog will assist in the dog being identified. Animal Control Officer: 256, 883-3782.

## REMINDER

The majority of residents in Steeplechase keep clean, well maintained homes. There are however those few who need to be reminded that they or their tenants are not cooperating in keeping a clean, well-kept community. The HOA Board would like to remind everyone of the following:

*Covenants and By-Laws, Article II, Section 7 "Each owner (tenant) shall refrain from any act or use of his or her lot which could cause embarrassment, discomfort, or annoyance to other Owners, and the Board of Directors shall have the power to make and enforce reasonable rules and regulations in furtherance of this provision.*

Please be sure that as an owner that you or your tenant are not creating a situation where the HOA Board would need to send you a letter outlining the problem you might be creating and the fines that you might incur.

When yards are mowed, grass should not be left on sidewalk or blown into the street. This is a safety issue. There are many residents who walk on a regular basis and the damp grass presents a danger for slipping, not only for our residents and visitors, but also for bike riders. Grass left on sidewalks and the road also makes an unsightly mess that takes away the appearance of a well-cared-for-community.

**Our properties are in an ideal location** with accessibility to major roads, walking distance to Bridge Street Town Centre, Calhoun Community College, near Redstone Arsenal, University of Alabama in Huntsville, Huntsville International Airport, and many other amenities. If our properties are maintained and well kept, the value will surely increase substantially.

Let's all take pride in making/keeping our places to the standards that we all will be proud to call home.

## FOR THOSE WHO RENT THEIR PROPERTIES

*Covenants and By-Laws of Steeplechase Homeowners Association, Article II, Section 7, "Each lot shall be used for residential purposes only and no trade or business of any kind may be conducted." Short-term vacation rentals listed on sites such as VRBO and AirBnB are considered a business. Any owner conducting such a business will be referred to the HOA attorney for action.*

## **OTHER INFORMATION / REMINDERS**

Prior to making any changes to paint, structure, changes to home and landscape each homeowner is responsible for getting approval from the **Architectural Control Committee (ACC)**. If the homeowner is not satisfied with the decision of ACC, they may contact the Steeplechase Board for further determination.

If you have **neighbors that need assistance** with keeping their homes in good condition, please volunteer to help them, or notify a board member of their needs.

While most **pet owners** are very responsible, there have been several incidents of residents allowing pets to leave a **“mess”** on others' properties. The rules for pets in Steeplechase are the same as general rules for the City of Huntsville. Please be considerate of your neighbors and pick up after your pet.

**Parking** along the street areas in Steeplechase consistently causes problems. The street area in front of each home is to be reserved for “guests” only. **The Board has received many complaints from residents whose guests have no place to park.** Please be considerate of your neighbors and park in your designated garage/parking pad area and only use the street space for loading/unloading convenience.

**Speeding** must always be taken into consideration while driving throughout the neighborhood. The 25 miles per hour speed limit applies to all areas of Steeplechase. Exceeding the speed limit is extremely unsafe to both you and your neighbors. If you notice a vendor speeding or driving recklessly in Steeplechase, please notify the main company. Be sure to note the time and tag number of the vehicle. But remember PLEASE SLOW DOWN.

**Satellite Dishes** are to be placed on the back of your home, or in the least conspicuous area. Many times, the provider of the satellite dishes takes the easy way out and installs them in areas that are most convenient for them.

**Suggestion Box**-A suggestion box and forms have been placed on the Steeplechase club house wall near the parking lot. Your suggestions and comments on ways to improve our community and to maintain/raise our property values would be most appreciated.

If you have question as to **why the City of Huntsville does not always pick up your trash**, keep in mind that all trash cans/bags/debris must be a minimum of five feet from your mailbox and/or utility line/pole/box. The city will not pay for damage to your mail box or other structures; therefore, they will not pick up items that are not clearly free of obstruction. This also applies to your recycle bin.