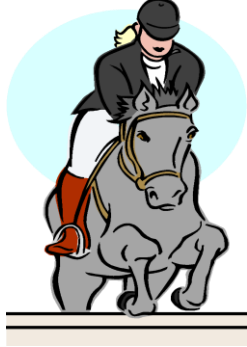


# STEEPLECHASE HOMEOWNERS ASSOCIATION

## SPRING NEWSLETTER 2020



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

PHONE: 256-984-3232

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FACEBOOK: Steeplechase Townhome Community, Huntsville, AL

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



### OFFICERS AND COMMITTEES:

Josh Johnson – President

Keyona White - Vice-President

Stephen Johnston – Treasurer

Amanda Pierce –Secretary

Carol Wright – Member-at-Large

Property Manager – Tim Cook

**Architectural Control Committee** – Elaine Katsaros and Elias Katsaros

**Covenants Committee** – Jeff Choate, Bill Lundy, Bernice Bowling, and Sandy Wells

**Community Connections Coordinator** – Keyona White

**Community Enrichment Committee** – Carol Wright, Bernice Bowling, Elaine Katsaros, Keith Holder, Brenda Carter and Lauren Scott

**SPRING has arrived in Steeplechase!!!!** Now is the time to look at your property and see what needs to be fixed/updated/painted. And, since it is now time for yard work, take a look to see what you can do to not only improve your own lawn, but also to keep our neighborhood looking good. Your continuing effort to improve your townhomes and lawn really shows - resulting in rising property values. The Board is so appreciative of all the improvements that have been made, and are continuing to be made, to individual homes. In an effort to help our neighborhood the board has also decided to rent a *dumpster* to assist in your Spring cleaning efforts.

The **Dumpster Rental** will be located in the parking lot of the clubhouse starting Friday April 24, 2020 thru Monday May 4, 2020.

### From the President:

*“During these turbulent times, we want everyone to remain safe and healthy. Please continue to check on your neighbors (while maintaining social distancing). If you need any assistance, or know someone in our community who does, please contact the board via email or Facebook*

*and we will coordinate a proper response. As a community, we want to ensure every Steeplechase resident is given the care and concern we all deserve.”*

### **Communication:**

In the header you will see that the HOA Board is adding ways you may obtain information from the Board or contact the Board. The Facebook page is a way you can reach out to neighbors and ask for or receive information. Membership to the page is only open to Steeplechase homeowners and is a monitored site.

### **Improvements in Steeplechase**

In the on-going effort to improve the appearance and safety of our community, and to maintain (and increase) our property values, several improvements have been made as part of the 2020 HOA budget. In the Steeplechase entry, just off Exchange Place where the four roads merge, all of the overgrown holly bushes have been removed and replaced with a low-growing grass, which not only is pleasing to the eye, but improves visibility and safety in all directions.

On the south and west service road, overgrown bushes and other debris have been removed inside the fence. Not only does this improve the looks of the area, but also provides much-needed visibility and safety to the residents in the area. This is an on-going effort that will be maintained by our common ground maintenance contractor.

Removing the overgrown bushes and debris revealed there were large gaps in the fence that needed to be repaired. The fence is the dividing line between Steeplechase property and right of way for the state. Therefore, the Alabama Department of Transportation repaired the fence at no cost to Steeplechase.

**WE NEED YOUR HELP!!** As the clean-up on the service road was done, it became very obvious that some residents were throwing yard clippings, limbs, and other unwanted items across the fence – which in part was why the fence was damaged. It also creates a very unsightly mess. In the future, we ask that you refrain from doing this, and if your yard is taken care of by someone else, please ensure they do not throw items across the fence.

We are in process of obtaining bids for updating the club house bathrooms and repair of the fence and gazebos in the pool area. Our plan is to have these updates/repairs completed by the time the pool opens for the season.

### **Vehicles**

There are several units that have vehicles that appear to be inoperable that are making our neighborhood look very unkept. Often these vehicles have flat tires, have not been moved in months, have no tags, or expired tags. Often, there is more than one inoperable car in the driveway that prevents that resident from parking in the allocated space, instead taking up additional parking in the street. but rather taking up additional parking on the street. We respectfully ask that these junky vehicles be removed from the area prior to fines being imposed on the owner.

### **Security:**

There have been a few incidents within our neighborhood of break-ins, thefts, and prowlers. There are several things we can do to discourage these incidents: 1) install cameras – some of these incidents have been captured/may have been prevented by use of cameras; 2) leaving lights on, both in front and back of units – this has been highly recommended by several security companies; 3) getting to know your neighbors, and 4) watching out for unusual activities. Please be sure to report ANY unusual activities to the police.

### **Pet Owners:**

There have been several reports of pet owners not keeping their pets on a leash, and also not picking up after their pets. The rules for **ALL** pets in Steeplechase are the same as general rules for the City of Huntsville, which require **ALL** pets to be on a leash any time they are out outside a fenced area, and that owners pick up after the pets. **While most pet owners** are responsible, and even though your pet may be well trained, please be considerate of your neighbors. Keep your pet on a leash and pick up after your pet.

### **Rental 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.

### **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, you or your tenant are not creating a situation in which the HOA Board would send you a letter outlining the problem you might be creating along with the fines you might incur.

### **Other Information/Reminders:**

The **pool** is *tentatively* set to open Memorial Day Weekend. The Board plans to monitor both the state and federal health stipulations regarding the current COVID-19 virus, concerning public venues to ensure the safety of our community. Please watch the website and Facebook page for the opening date.

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.

Our **website** 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. Website: [www.steeplechasehomes.com](http://www.steeplechasehomes.com)

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.

**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. In general, all of the paved roads are public access roads. 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 clubhouse 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 a 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 mailbox or other structures; therefore, they will not pick up items that are not clearly free of obstruction.

**Our properties are in an ideal location** with accessibility to major roads, walking distance to Bridgestreet Shopping Center, Calhoun Community College, near 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 can boast about and be proud to call home.