

To Stoneybrook Village Owners

Recently, the Stoneybrook Board of Directors approved an annual maintenance contract with STORM Landscaping. The company is licensed, bonded and insured, including certification as an arborist.

Moving forward, the Common Property Committee conducted an in-depth inspection of all areas of our common property. A detailed inventory and report was prepared and submitted to the board. These actions were in response to the condition of the common property, of which the Board had received many valid complaints from owners. The plants and shrubs were in poor condition. The tracts involved were seriously overgrown and unhealthy. Accordingly, the Board, with the assistance of the SVOA property manager, engaged STORM to evaluate the condition of the common property and provide a bid to bring the property up to the appropriate community standard. After the Board approved the bid to remediate the common property, STORM held a community meeting and presented the specific details – including photographs - of the remediation plan. Owners were notified of the meeting, and many attended.

The Board, based upon community concerns and also upon the information from the Common Property Committee, took action. The action taken was appropriate to the duty to maintain and protect the common property. To encourage plant health, regrowth, reduce overgrowth and to remove undesirable sprouts, the shrubbery received the necessary and appropriate attention that was presented at the community meeting. In particular, along 45th, 49th, and Country Club these tracts had a significant number of issues including unwanted plant life - blackberry bushes crowding onto shrubs and trees, Holly and other unintended trees and shrubs; also vermin, trash and so forth. The project to remedy these issues has now also shown the existence of damage to the vinyl fence due to tree roots.

The Board is aware that certain single family lots in the village lie adjacent to city streets, and is further aware of some owners sensing a change in privacy along with security concerns. These owners have recourse to seek Architectural Review Committee (ARC) approval for installing privacy screens and/or planting of shrubs or other vegetation on their lots. Owners are encouraged to refer to the village website and review of the available documents governing the ARC process, including allowable changes to landscapes, Request For Change forms, and appeals from decisions of ARC.

From the SVOA Board of Directors