

Brownstone Homeowners' Association

Newsletter – Summer 2023



HAPPY SUMMER SOLSTICE

Brownstone Summer Improvements

After our property Walk Around in late April and discussions at and after our May Board Meeting, your Brownstone HOA Board identified and prioritized several improvement projects that will be completed this year:

- Repair and epoxy resurfacing on the lower landing pads at 50, 56, 62 and 68 Bluestone.
- Create 2-foot dry creek beds to improve water runoff in the landscape bed between 341 and 351 Brownstone and between the driveways at 321 and 331 Brownstone.
- Replace the programming timer for the sprinkler system with an updated wi-fi model.
- Complete brick paver repairs including edging work, patio repairs and raising the pavers at the base of several driveways up to street grade.
- Miscellaneous masonry and maintenance repairs.
- An RFP is currently out for bid to prepare and plan for the multi-year roof and gutter replacement project.

Thanks to your ongoing feedback about maintenance needed on your homes. We prioritize our projects based on your feedback and our budget.

It's Not Easy Being Green

A special thanks to our Landscaping Chair, Fran Gilmartin, and Bob Gilmartin, who have been actively engaged with the various sprinkler issues we have had this spring. Their troubleshooting and resourcefulness have saved the HOA money on repair costs, prevented water waste, and helped to keep our lawns green.

Welcome to our Newest Neighbors

Karen and Stephen Ascher are our newest neighbors at 371 Brownstone Drive. They have two children, a son (Curtis) and a daughter (Christine). They moved here for the proximity to the downtown area and restaurants, and the ability to enjoy walking access to parks and trails. You may see them walking Angel, their small white dog.

Next Brownstone Board Meeting

Our next HOA Board meeting will be held on Monday, August 21st at 6:30pm at the St. Charles Public Library.

Exposed Utility Box/Unburied Cables

If you notice that your utility box is exposed, or if you change your cable provider and cables are left unburied, it is your responsibility, as the Owner, to follow up with the utility or service provider to correct. Also, when an installation is scheduled or completed by Xfinity, Metronet, etc., the Owner is responsible for contacting Fran Gilmartin to coordinate the flagging of the sprinkler heads prior to anything being dug or buried. We want to keep our neighborhood safe.

Brownstone Beautification Tips and Tricks

A quick reminder about Owner responsibilities as it relates to those pesky weeds on your private property. Owners must weed in the following areas:

- Keystone Models - Rear brick private patios, the gravel area housing the A/C units, under deck areas, gardens around pear trees, and the narrow beds between the front porch and driveway.
- Fieldstone Models - Between rear driveways, the area in front of the house to the top concrete step of the porch, and the planting beds in front of the Fieldstones.
- Both Models – Eight feet out from the side of the house on end units.

Many of these areas, especially in the front of the buildings, are sometimes weeded by the landscapers. But these areas are private property, and Owners are responsible for weeds that grow between the landscaper's work.

Please take a minute to clean your decks, the patio stairs, and railings. If you notice a green moss-like substance, you can apply Wet & Forget, or you can use diluted Simple Green and a soft bristle brush to remove. You may also use a light power washer. Additional cleaning information from the manufacturer can be found at [TT Care Cleaning Guide.pdf](#)

And a reminder that nothing may be hung from or on the black aluminum railings, nor from the privacy walls.

Is your front door looking dull and drab? We thought we would share a tip from your neighbor, Monica, at 535 Brownstone...If you want to give your door a facial, here is an easy way to make it shine. Start first by cleaning the door with a mixture of warm water and Murphy's Oil Soap. Then, apply Scott's Liquid Gold and polish. Your door will look fantastic and will be ready to welcome friends and family. A few Board members have tried this cleaning tip to rave success. President Moad said, "OMG! The door looks fantastic."

Be on the Alert for Hornets

The Board saw several hornets' nests attached to our homes during the Spring Walk About. If you see anything that looks like this, you may want to contact an exterminator. Removal of nests is an Owner's responsibility.



Helpful Reminders/Did You Know...

- Additions and Alterations – The A&A process is your required and critical first step to make any changes or improvements to the exterior of any building, patio, entry stoop, or your private deeded property. All changes to the exterior of the property must be requested through the A&A process, using the A&A form. The inclusion of an accurate sketch, photos of materials, etc. are required. Upon receipt, the Board will review and provide feedback. No work should be done or agreed to prior to Board approval of the A&A. Please refer to Rule 1 – Additions or Alterations to Exteriors in the Rules and Regulations of the HOA documents for additional information.
- Dogs - We are a dog-friendly community with rules for pets written in our by-laws. There is also a City of St. Charles pet ordinance. Be sure to walk your dog(s) on a leash, and always pick up after your dog(s), whether in the Brownstones, the open field off Cobblestone, or a nearby park or neighborhood.

- Parking – Our streets are not intended to have cars parked across our driveways, nor at the curb near the driveways. Parking is allowed on the opposite side of some of our streets. Please adhere to the No Parking signs and have visitors park on your driveway or in the designated indented parking on Brownstone. Reminder our contractors and visitors all share the parking.
- Garbage/Recycling - According to our bylaws, you may place garbage and recycling bins at the curb on the night before garbage pickup, no earlier than 7pm, and remove them by 9pm on the day of garbage pickup.

ALFRESCO! FRIDAYS

Brownstone Al Fresco Fridays are a wonderful way to meet new neighbors & get reacquainted with your fellow Brownstone residents. Drop by with your favorite beverage and/or snack. Bring a chair if you like. You can find Alfresco Fridays at the open space on Brownstone and Cobblestone Drives, starting at 5:30 p.m. on the following Fridays:

- June 23rd
- July 21st
- August 18th
- September 15th



What's Happening in St. Charles

The St. Charles Park District website ([St. Charles Park District](#)) and the St. Charles Business Alliance app have lots of helpful information to help you plan whatever makes your heart happy. If you love live music, the app provides a weekly schedule of all the performers and venues. Or you can check out the free Thursday Summer Concerts at the Lincoln Park gazebo on West Main Street between 4th and 5th Streets. They start at 7pm.

Do you love Trivia? Trivia nights are at various locations throughout St. Charles. You can find all kinds of entertainment at the Moonlight Theatre ([Moonlight Theatre](#)) at 7 S. 2nd Avenue. Formerly the Idle Hour Theater, which closed in 1926, this theatre known in its early years for its Vaudeville entertainment reopened in February. While you are out and about, why not visit the Filling Station? They are celebrating their 35th anniversary. And the St. Charles Farmer's Market is open on Fridays from 8am to 1pm.

We should have a beautiful view of the St. Charles 4th of July Fireworks show. This year they will launch from Langum Park, so the perfect viewing area is just south of the downtown area. Prior to the "oohs and aahs," the Park District will be hosting a party in Mt. St. Mary Park, which includes refreshments and music.

If you want to get an early start to the day, you can register for the Great Western Freedom 4-mile Run (or 2-mile walk) at the LeRoy Oaks Forest Preserve. Proceeds for this event go to the Lazarus House in downtown St. Charles. [Lazarus House Great Western Freedom 4 Run/Walk](#)

Happy Summer everyone!

Your Brownstone HOA Board

- Laurel Moad, President
- Sharon Bringelson, Treasurer
- Anita Walls, Secretary/Newsletter
- Brian Filler, Director
- Becki Holt, Director

Property Management Contact Information:

Holly Marek, Community Association Manager,
hmarek@fosterpremier.com or (815) 886-4604.