

Brownstone Homeowners' Association

Brownstone HOA Newsletter May 2025



Photo by Monica Eorgoff

Your New Brownstone Board

The Brownstone HOA Board welcomes Annie Weller, who was elected to the Board in February. Annie has lived in St. Charles for over 20 years, and she added, "I loved raising my son in this incredible town." Annie is a pediatric neuropsychologist and owns local clinics that provide therapy, medication, diagnostic evaluations and educational support for children of all ages. Annie, a longtime admirer of the Brownstones, moved here a couple of years ago. She said, "I enjoy playing the piano, being outdoors, and anything related to aliens." She added, "I joined the Board to help support the care and wellbeing of this beautiful, welcoming neighborhood." Annie joins Laurel Moad and Anita Walls, who are in the second year of their current term, and Sharon Bringelson and Brian Filler, who were also re-elected at the annual meeting in February. The Board elected the following officers: Laurel Moad as President, Sharon Bringelson as Treasurer, Anita Walls as Secretary, Brian Filler as Director of Buildings and Maintenance, and Annie Weller as Director of Documents.

Next HOA Meeting is May 28th

The Brownstone HOA board will meet on Wednesday, May 28th at 6:30 pm. This is an in-person meeting at the St. Charles Police Station, 1515 W. Main Street, in the Community Room (on the 1st floor just off of the lobby).

EIFS Repair and Caulking Project Update

Phase 2 work is underway for the EIFS Repair and Caulking project. This year's project includes non-urgent issues identified in last year's work, and the remaining five buildings. Last year, JAD, the contractor, with Cliff Kapson overseeing the project, repaired the areas where moisture had penetrated the EIFS, adding flashing to all units with EIFS to minimize future moisture issues, and re-caulked the exterior of eight buildings.

As a reminder, the Board approved a special assessment of \$4500 per Owner to help fund phase 2 of this project and Year 3 of the Roof and Gutter replacement project. The payment is due to Foster Premier on or before June 1st of this year.

2025 Spring Walk Around is Coming

Members of the Board will be joined by the HOA Property Manager, Ruben Alonso, for our annual property walk around on Saturday, May 10th. If you have a known maintenance issue, please send to Ruben with a description and photos, if possible, no later than Wednesday, May 7th, end of business day.

As a reminder, the Board will use the information from the walk around to help prioritize work for the current year's maintenance budget, with priority on safety issues and common areas. This effort also helps support the long-term planning considerations.

Updates on Other Projects

- **Roof, gutter, and downspout replacement for three buildings** – Barry Roofing will be on site in July for Year 3 of this 4-year project. Work is planned for 402 - 432, 351 - 381 Brownstone, and 32 - 44 Bluestone.
- **Refinishing of front doors** – Last year the Board approved a contract with IOC to refinish the front doors for all units in the development in 2025. Owners will need to be able to provide front door access to IOC. More information will be provided when the dates have been scheduled.



With our neighborhood so close to downtown and public parks, we wanted to remind everyone of the importance of being vigilant. Please take care with your homes and automobiles, keep your garage doors closed, keep belongings secured, retrieve packages asap, and help keep an eye out for your neighbors. If you experience an incident, please call St. Charles Police to report or to request a drive by.

Governing Documents Update

With our new Director of Documents, the Board has been working to update our HOA Declarations, Bylaws, and Rules and Regulations. The Board has made good progress, and hopes to complete this work this year.

Woodpecker Remediation Measures

As many of you know, the HOA spent an unplanned \$6,000 last year to fix damage caused by Woodpeckers. As a result, Director Brian Filler on behalf of the Board researched how we can prevent future damage and associated expenditures. It turns out that Woodpeckers are a migratory bird and as such are a protected species. Before we can apply for a permit to professionally remove the

Woodpeckers, the HOA must take mitigation measures and document if they are not effective. After consulting with a local USDA biologist, the Board decided on placing fake owls around the Brownstones. So far, we have placed six fake owls in addition to one that was already in place by an owner. Additionally, we have three sonic devices that are ready to be deployed should the need arise. These are human and pet safe. So far, we have not seen any Woodpeckers this season at the Brownstones, however they are in the area. If you see a Woodpecker, please let our property manager or Brian Filler know and we can move the decoys and document any activity. Thanks to everyone who volunteered to have an owl on their property.



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 at Brownstone and Cobblestone Drives, starting at 5:30 pm on the following Fridays:

- May 16th
- June 20th
- July 25th (with live music)
- August 22nd
- September 12th

Property Management Contact Info:

Ruben Alonso, Community Association Manager,
ralonso@fosterpremier.com or (815) 886-9976.

Your Brownstone HOA Board

- Laurel Moad, President
- Sharon Bringelson, Treasurer
- Anita Walls, Secretary
- Brian Filler, Director
- Annie Weller, Director