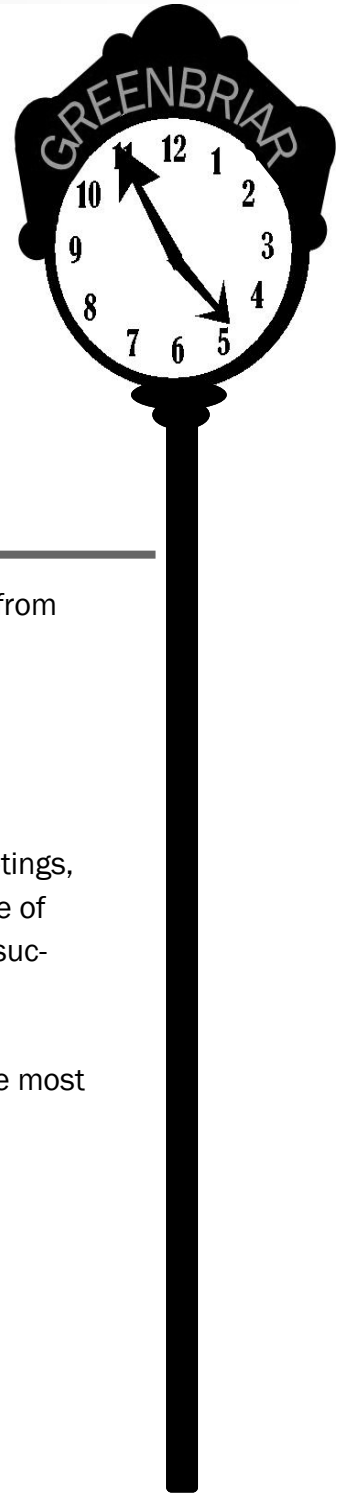


GREENBRIAR COMMONS

May 2011



Building a Better Community

Greenbriar Commons Community Newsletter!

Hello, and thank you for taking the time to read the first of many newsletters from your HOA Board of Directors!

This is the first of a few tools we are working on to help us keep the lines of communication open, and plan to implement the others very soon.

We plan to share as much as possible about what it is that we discuss in meetings, what ideas we have on how we can improve the economic value and the value of living in Greenbriar Commons, as well as what other subdivisions are finding success in, which we intend to try as well.

In the middle of each newsletter you will find topics that were discussed in the most recent board meeting.

On the back page you will find friendly reminders in each issue.

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What has the HOA Board Been up to?

So far your board has held two meetings. The first was to appoint positions on the board, and the second to begin making decisions on the many factors in the communities status. For instance, you may have noticed the new flag on the flagpole in the main entrance to the subdivision. The Board plans to hold monthly meetings to stay up to date on community news and issues. Other decisions made are also listed in the newsletter.



Basketball Hoops - We need your input!

Currently there are no standards printed in the CC&R's surrounding basketball hoops—mobile or fixed.



The board is requesting your input (please email the board inbox) in regard to any specific requests that you have in regards to basketball hoops in general. Please let us know what types you think are appropriate, where they should be used or perhaps you don't believe they should be in the community.

We do not plan on amending the CC&R's as this requires a two thirds majority vote of the community, but rather set standards for the future.

Common Areas & Empty Lots

Another decision the board made in our second meeting was to add pruning for shrubs, and ornamental grass to our landscaping efforts. This was requested to be completed as soon as possible.

We feel this will help keep a higher standard of appearance in Greenbriar Commons and continue to help our property look it's best. In addition to the common area maintenance, we will be having the empty lots sprayed to prevent weeds.



Although the contract change will be maintenance as needed, and we will be driving through to keep up on the performance, if you see something you feel needs extra maintenance, please let us know.

NEW Message Board Signs

Other HOA's in our area are having success in notifying homeowners of events and meetings by strategically posting reader boards throughout their subdivisions. We felt this was a good strategy and have decided to implement this too.

We have purchased three signs that you will see at each mailbox location throughout the subdivision. Watch for messages soon!

Community BBQ!

HOA Meeting!

Lawns Fertilized!



Strict Policies for Late HOA Dues Payments

Your board has decided it is in the best interest of the community to set a more strict standard in regards to paying HOA dues late. A lien will be placed on any and all properties that are beyond 90 days past due. The fee for the lien will be the homeowners responsibility. This new standard is effective immediately.

Community Events Committee

Do you want a more united, safe and eventful community?

Volunteer today to be a part of the new Greenbriar Commons Community Events Committee. Justin Palmer is Greenbriar's Community Communications Chair. A few members of the community have asked to help bring awareness to our neighborhood and participate in executing community events. You can volunteer as much or as little time as you see fit. This is just the opportunity for you to get your ideas for a better community heard. Justin will facilitate meetings for planning and report back to the HOA Board so we can notify the community through newsletters and message board forums. If you are interested in participating or would like to volunteer please email your HOA board today with your name, and preferred method of contact.



Questions, Comments or Proposals:

Email the Board: Greenbriarcommonsboard@gmail.com

Email Riverside Management: Riversideboise@aol.com

Call Riverside Management: (208) 376-1616

Friendly Reminders

Building a Better Community

Parking Reminders

The CC&R's state that homeowners vehicles should be parked in our garages. Your board has the authority to enforce CC&R's as we see fit, and will do so according to the interest of the entire community. We welcome your feedback on this topic, but in the meantime we will enforce this rule partially by asking that homeowners not park in the street and keep the street parking open to visitors only. This will allow for you to use your garage and driveway for homeowner parking.

Please also note there are 'NO PARKING' signs posted on Kelso Way, both sides of the street. This street runs adjacent to the common area and is considered the main entrance road to our subdivision. This is a heavier traffic area for pedestrians including neighborhood children, and cars parked on this road causes safety concerns.

The Scoop (on poop)

Top Ten Reasons to Pick Up After Your Dog

Every responsible dog owner agrees... picking up after your dog is a MUST. No matter where or when it occurs, there is NO excuse for not scooping the poop. So here are 10 reasons why EVERY dog owner MUST be responsible for picking up EVERY TIME.



- 1. It's the law.** Just like littering, it's unlawful NOT to pick up after your dog.
- 2. It's common courtesy.**
- 3. Dog Poop is unhealthy.** Abandoned dog poop can host diseases and/or parasites which can infect other dogs who come into contact with it, or be transmitted to people or children.
- 4. Dog Poop bio-degrades slowly.**
- 5. It's not fertilizer!** In fact, poop impedes landscaping efforts.
- 6. Dog Poop pollutes the water due to high nitrogen and phosphorus levels.**
- 7. Dog Poop is unsightly.** Everybody knows that. It's disgusting. Pick it up. We all deserve to live in a clean community where we can be proud and step lightly.
- 8. Dog Poop tops the list of complaints against dogs.** More than dog aggression, nuisance barking or unsupervised dogs, the most complaints against dogs are their public abandoned droppings.
- 9. Dog Poop makes dog owners look bad.** Dog Poop is the number one reason for negative public sentiment against dogs and their owners.
- 10. Your actions set an example for others.** When you pick up after your dog, you are part of the solution!

Please Be a Responsible Pet Owner Clean Up After Your Pet!

We're On the Web! www.greenbriarcommons.com
