



# Millstream Homeowners Association



## Community Garage Sale

**Have you collected stuff over the last few years that you have no need for anymore? Do you need room in your garage for your new car? Or are you just tired of all the junk laying around your house?**

**Well you're in luck! Millstream is hosting a neighborhood garage sale on the 9th and 10th of October.**

**It has been years since we had one and decided it was time for a new one. We hope to see a great turn out!**

## New Rules & Regulations

Our updated Rule and Regulations have been reviewed by our attorney and adopted by the Board of Directors. We heard your voices asking for better clarification of rules and they will be ready to hit the streets very soon. Once the final draft is back from our attorney, they will be mailed to all owners, tenants, and property managers that we have on file. They will go into effect by December of this year so that we can start the new year with the new rules. Once the new rules are in effect, the current set will become invalid so make sure you are referring to the 2021 version.

If have any questions regarding the new Rule & Regs or you don't receive them by December, please reach out to Performance CAM so they can supply you with an email set at no charge.

While we are mailing to all addresses, PMs and owners, owners are still responsible to ensure that your tenants have a set and are adhering to the rules, so please reach out to your tenants and property managers to verify they have the updated set.

## Mailboxes

Everyone is probably aware that we have had issues with mailbox break ins, but did you know that the Post Office owns and maintains the boxes? If you witness a break in call the police immediately. If you notice the boxes have been damaged, call the Post Office and report it to them. The HOA has no control over the boxes so we need to all work together to control the issue as best possible. If you have cameras, please review the footage if you notice a break in and keep your eye peeled for suspicious people!

## Architectural Changes

**We have to take a minute to remind everyone about the ARC requirements.**

If you are planning to make a change to the exterior of your property, you must get written Board approval prior to starting the work. No matter how big or how small the project is, if you start it before getting approval, you could face penalties. Anything from a change in plants in your backyard to major changes such as a patio cover, require approval. You are not required for maintenance items such as replacing a bush for the same type but the change included color changes, redesign or anything other than like for like, you must get approval. If you aren't sure, call our management team for guidance. They will be your best guide for completing your project without the fear of fines or having to revert your property at your expense. Projects can be expensive so don't risk costing yourself more money by acting without approval.

## Pet Reminders

- In your backyard or in the common area, you are responsible for your pets. You are responsible for cleaning after them, the noise they make or any damage they may do. You must do your part to be a responsible pet owner so the Association doesn't have to get involved.
- Pets are never allowed in the pool area and definitely never in the pool or hot tub, including service animals. If you are caught with your pet in the pool area, you are guilty of a Health Safety and Welfare violation. HSW violations can carry a fine of \$1,000 for each offense and your home could be foreclosed on for the violation. Don't tempt fate and leave your pets at home when you are enjoying the pool.

