



DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

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March 30, 2021

Dear Brentwood Pointe II Homeowners & Residents,

Due to the COVID-19 pandemic, the 2021 Annual Homeowners meeting was cancelled. The health and safety of all homeowners is of the utmost importance to the HOA.

The 2021 budget has been finalized and is available for viewing at your website which is located at brentwoodpointe2.com. **There is NO increase in the monthly HOA fee in 2021.** All homeowners are encouraged to visit the HOA website (brentwoodpointe2.com) and please be sure to register for full access. If you have any maintenance requests, concerns, or questions, please contact us by emailing brentwoodpointe2@gmail.com or calling 615-297-2824. If you have not already signed up for the Brentwood Pointe II email list, you may do so by visiting <https://dfloydassoc.com/update-your-contact-info>.

The pool is scheduled to open on April 16, 2021. The following measures will be taken to help reduce the spread of COVID-19 transmission within the pool area:

- Pool furniture will not be put out by the HOA. Residents are welcome to bring their own pool furniture and are asked to take it with them when they leave.
- Only residents and their immediate family members will be permitted within the pool area (**guests are not permitted**).
- Hand sanitizer will be placed at the pool gate.

Important Reminders:

- Pets should always be kept on a leash when outside of your home. Please remember to pick up and properly dispose of pet waste. Failure to comply with these items will result in fines being applied to your account.
- All storm doors at Brentwood Pointe II need to be full-glass (with no bar across the middle), and the color of the door needs to closely match that of the existing front door or trim. If you have a non-compliant storm door, please have it brought into compliance by May 1, 2021. *If you need assistance from the HOA in having this done, please email brentwoodpointe2@gmail.com.*

- Satellite dishes at Brentwood Pointe II are permitted with prior approval and a \$150 deposit, but may not be installed directly onto roofing shingles. If you have a non-compliant satellite dish, please have it brought into compliance by May 1, 2021. *If you need assistance from the HOA in having this done, please email brentwoodpointe2@gmail.com.*
- Recreational equipment (such as bikes, scooters, toys, etc.) should always be stored inside of homes or on the enclosed patios/decks when not in use. These items are not to be left out in the common areas or in front of homes.

The HOA was able to complete several projects in 2020. Even with the completion of these many projects and the spending associated with them, we have been able to keep the HOA in a good financial position. Our long-term goal is to work to try to avoid the need for special assessments and/or substantial HOA fee increases while improving the overall appearance of your community (thus increasing the property values at Brentwood Pointe II). A list of accomplishments is below.

2020 Accomplishments:

- Replaced roofs at 809, 810, 811, 812, 917, 918, 919, 920, 925, & 926
- Made various landscaping improvements throughout the community
- Opened the pool with COVID-19 protocols in place
- Completed repairs to buildings as needed (soffit, trim, shutters, etc.)
- Had various areas of siding power washed throughout the community
- Replaced the damaged sidewalk in front of units 841-844
- Added two additional pet waste stations
- Made repairs to the tennis court and installed a new gate lock mechanism
- Removed weeds from all trash bin areas
- Removed loose trash and items from trash can areas on a one-time basis (NOTE: Loose trash is not permitted in trash cans, and the trash company reports residents that violate this rule to the HOA - **Please place all trash in tied plastic bags.**)

If you have any questions or requests, please email us at brentwoodpointe2@gmail.com or call 615-297-2824. We look forward to continuing to serve you and hope you have a great 2021!

Warmest Regards,

David Floyd & Associates, Inc.

Managing Agent for Brentwood Pointe II HOA