

Frequently Asked Questions

HOW IS BRETTON WOODS ORGANIZED/MANAGED?

The Bretton Woods Homeowners Association is a non-profit organization. The basic purpose of the Association is to govern Bretton Woods in accordance with the governing documents. The Association is governed by a Board of Directors, elected by the members of the Association. The Board of Directors of the Association has the power and duty to administer the affairs of the Association in accordance with the governing documents. The Board is also responsible for the ongoing operation and maintenance of Bretton Woods.

IS MEMBERSHIP IN THE ASSOCIATION OPTIONAL?

No. Any person who becomes an Owner at Bretton Woods Residential Community is automatically a Member of the Association. Membership is mandatory. It ceases when the person ceases to own in Bretton Woods. Every Member is subject to the requirements of the governing documents.

DOES THE ASSOCIATION HAVE AN ANNUAL FEE OR ASSESSMENT?

Yes. Every owner is required to pay a yearly assessment imposed by the Association. These funds are used for the common expenses of the Association. These expenses are incurred in the administration, management, maintenance, and operation of Bretton Woods.

The current assessment is \$181.65 per-lot, per-year. The assessments are due yearly in advance on or before the first day of March. The assessment shall bear interest at the rate of 10% per annum from the due date until paid in full if the payments are not received by the thirty-first (31st) day of March.

The Treasurer of the Association will make every reasonable effort to provide you with a statement at least 20 days in advance of the assessment due date. However, failure to receive a bill does not exempt you from paying your assessments.

Failure to pay assessments may result in a lien on the delinquent property and legal action to collect the past due amounts. While the Association prefers not to take these actions, they are required under the terms of the deed of dedication and declaration of covenants.

I BOUGHT MY PROPERTY IN JUNE; DO I HAVE TO PAY A FULL YEAR'S ASSESSMENT FOR THE FIRST YEAR?

No. Your yearly assessment is pro-rated starting on the first day of the month following the closing date. Thus, if you closed on your lot in June, you would owe 6 months assessments (July-December), or \$86.50 at the current rate.

DOES THE ASSOCIATION HAVE MEETINGS?

There will be at least one meeting of the Association annually in February as specified in the ByLaws or as established by the Board of Directors. However, special meetings of the Association may be called by the Board of Directors of the Association or upon the presentation of a petition signed by at least 75% of the Owners. Notice of meetings shall be given to the Owners.

DOES THE ASSOCIATION HAVE A SET OF RULES/REGULATIONS?

Yes. Please see the Covenants file under the Resources section of this website.

HOW DOES THE ASSOCIATION ENFORCE THE RULES/REGULATIONS?

Yes. Please see the Covenants file under the Resources section of this website.

I BELIEVE A VIOLATION OF THE RULES/REGULATIONS IS TAKING PLACE, WHAT DO I DO?

It is very likely that the violation has been reported to the Board of Directors already and a letter has been written to the owner in an effort to correct it. But, if you notice any violation, please don't hesitate to contact the Board of Directors in writing.

I'M INTERESTED IN REPAINTING OR MAKING A MODIFICATION/ADDITION TO MY PROPERTY, WHAT ARE THE PROCEDURES?

It is advisable that the approval of the Covenants Committee be obtained if the identical current color is to be changed. The reason for this is to avoid any possible "annoyance to the neighborhood" which might occur, if for instance, someone painted a "rainbow" on their house. Section III, paragraph A, subsection 1 covers this incident. All modifications and improvements undertaken on your home/lot must be approved by the Association's Covenants Committee.

CAN I HAVE A SHED?

Yes, provided that the shed is no larger than 6.5' x 6.5' x 6.5', is similar to the Rubbermaid brand, and is not visible from the street. Sheds may not be constructed of any material such as wood or metal, and may not be constructed on a concrete slab. Please check with the covenants committee for approval on an individual basis.

CAN I HAVE A HOT TUB?

Yes, provided the hot tub is not visible from the street.

CAN I HAVE A BASKETBALL GOAL?

Yes, as long as the basketball goals are kept in good repair. Only filling basketball goal bases with sand will be allowed; no rocks, cinderblocks, sand bags, etc., will be allowed. Basketball goals in the common areas of cul-de-sacs are allowed as long as they follow the rules stated above.

CAN I HAVE A SATELLITE DISH?

Yes, provided the satellite dish is no greater than one meter in diameter.

CAN I HAVE A BELOW GROUND POOL?

Yes.

CAN I HAVE AN ABOVE GROUND POOL?

No, above ground pools are a violation of our covenants.

CAN I BUILD A GAZEBO, DECK, OR OTHER STRUCTURE ON MY PROPERTY?

Please check with the covenants committee for approval on an individual basis.

WHAT TYPE OF FENCING CAN I USE ON MY PROPERTY?

Fences shall be of wood, ornamental iron, brick, stucco or stone. Fences made of any other type of material such as chain link, barbed wire or wire mesh are prohibited. Wood fencing must be of natural wood or natural wood stain in color. Ornamental iron fencing must be black in color. Brick, stucco and stone fencing must match the exterior of the home. No fence shall exceed 6 feet in height.