



THE MEADOWS  
AT BACHMAN RUN

Welcome Letter

1-11-2023

On behalf of the Meadows at Bachman Run Homeowners Association we would like to take the opportunity to congratulate you on the purchase of your new home and welcome you to our community. Below is some information that we believe new residents will find helpful.

You should have received all Homeowners Association governing documents from your realtor or the seller of your home. These documents contain valuable information and governing documents that all residents should be familiar with and are responsible to adhere to. They can be found on the HOA website, <https://www.meadowsatbachmanrun.com>. We encourage you to take a moment to sign up for a website account to be added to the email directory for easy communication and to access items with restricted viewership. The Board can be contacted via the website or by emailing [Board@meadowsatbachmanrun.com](mailto:Board@meadowsatbachmanrun.com).

As a board we strive to keep our community safe, clean, and informed through open lines of communication and enforcement of the declaration, restrictions, and bylaws. We ask that all residents respect their neighbors and handle any problems that may arise at the neighbor level. As a community we all have the responsibility to keep a positive outward appearance to keep property values up and the neighborhood desirable. We ask that all residents help with this by keeping lawns mowed and weeded, outdoor items cleaned up, landscaping trimmed, etc. In accordance with the community declaration, trash cans will not be stored in front of or on the side of any home and will not remain on the curb more than 24 hours. Most homeowners choose to store them in their garage, behind the house, or in a shed and put them out on trash day. This also applies to other household items including, but not limited to, barbecue grills and firewood as well. The speed limit in the neighborhood is 25mph, but we encourage residents to drive slower than that. There are numerous homes with small children and the curves in the roads create blind spots that could lead to a catastrophic incident that we would all like to avoid.

Many exterior projects require approval by the board via an Architecturally Controlled Improvement Request (ACIR) form which can be downloaded from the Form Download link on the website and submitted via the Contact the Board link. If you are planning a project, please provide as much detail as possible to help the board understand the scope of the project and materials being used. The board reviews ACIRs in two-week periods on or about the 1<sup>st</sup> and 15<sup>th</sup> of the month and typically replies with a decision within a week via email. If you are not sure if the project you are planning needs approval, contact the board and we will gladly help.

Again, welcome to the community and if you have any questions, please contact the board at the email address above and we will help with anything we can.

Sincerely,

The Meadows at Bachman Run Executive Board