

New Resident Welcome Packet

Welcome to the neighborhood! We are glad you have chosen to live in the Beaumont Park Townhomes, an exciting new community. The goal of this welcome packet is to help you transition to your new home and neighborhood with ease. Please retain the information it contains to address questions or concerns that arise in the future.

You can stay up to date and in touch with neighborhood issues by joining the website at <http://www.bpthoa.com>, where you will find information regarding:

- Homeowner Association By-laws and Amendments
- Homeowner's Dues and Payment
- Community Updates
- Event Calendar
- Newsletters
- Homeowner Association Board Meeting Minutes
- Common Area Use & Enjoyment Committee Information
- Financial Statement

Over-all View: The Beaumont Park Townhomes (BPTs) are ideally located in the center of Beaumont Circle providing easy walking access to numerous exceptional amenities including the best public schools in the District, Moondance Amphitheater, the YMCA, the Lexington Public Library, Kroger Grocery, banks, retail stores, restaurants, and healthcare. In addition, the Beaumont Residential Association, to which all residents belong (see below), maintains miles of paved walking trails that link the different Beaumont neighborhoods to one another as well as to Harrods Hill Park (a playground with swings and soccer fields) and Beaumont Preserve (a nature sanctuary), both Lexington city parks.

The mission of the Beaumont Park Townhomes Homeowners Association (BPTHOA) is the administration of neighborhood affairs and the maintenance of its common areas of responsibility. The Association's five member Board **governs in accordance with a set of covenants, conditions, restrictions, and bylaws to which all residents are subject. A copy of these bylaws are provided to each resident by CRM**, the company that has been contracted by the Board to provide on-site property and facilities management services for the HOA.

Some quick everyday rules to live by:

- 1) No permanent changes to the outside of any townhome to be made without prior Board approval.
- 2) No landscaping changes to common areas to be made without prior Board approval.
- 3) No parking on sidewalks or by common resident areas (i.e. mailboxes, fire hydrants, walks).
- 4) If parking on the street, you must allow enough room people for residents to exit their driveways and for emergency vehicles to get through the street. Please stagger parking for easier access. We do not want to tow any vehicle, but we can.

- 5) You must leash and pick up after dogs per city ordinance.
- 6) Trash, toys and sports equipment in common areas must be picked up and put away.
- 7) Consider leaving porch/garage lights on for safety.
- 8) Get to know your neighbors:

Exterior Maintenance Issues: Maintenance issues having to do with either landscaping or the outside of you townhome, are to be directed to CRM for attention.

CRM's point of contact is Scott Hollopeter:

Phone: 859-509-4616

Email: shollopeter@crmco.com

Beaumont Townhome HOA Payment and Dues: HOA dues in the amount of \$270 are due on the 1st day of every month. These dues must pay for: townhome building maintenance (exterior including roofs), landscape maintenance and renewal, street and sidewalk paving, trash removal, snow removal, fence maintenance and insurance of the complex.

Contact Stephanie Hilson at the CRM office to review the current collection policy.

Phone: 859-225-3680

Email: shilson@crmco.com

Website details: <http://www.bpthoa.com/payment-and-dues/>

Beaumont Neighborhood Homeowners Association: All Beaumont Townhome residents also belong to the Beaumont Residential Association. Membership in this association currently costs \$300 per year. Payments are due on January 31st. These dues provide for landscaping in neighborhood entrances and in other common areas, maintain the landscaping and pavement in the Beaumont trail system and pay for holiday decorating throughout the larger Beaumont neighborhood area.

BPTHOA Board Member: If you want to make an outside change to your property or have an idea on how to improve the neighborhood (no maintenance issue complaints, please- these must go through CRM) please contact a Board member. The current members of the Board are:

President: Diane Kerr

Treasurer: Martin Woodford

Secretary: Jeannine Liu

Communications: Gigi Baker

Member at Large: Kinney Evans

Board members serve two year staggered terms and are elected at a yearly fall HOA meeting at which the owners of all townhomes can vote (one vote/residence).

Some Additional Info:

Moondance Theater <https://www.lexingtonky.gov/moondance-at-midnight-pass-amphitheater>

Beaumont YMCA

<http://www.ymcacky.org/locations/ymca-location/carol-martin-gatton-beaumont-ymca/>

City Council Representative: Amanda Bledsoe: <https://www.lexingtonky.gov/council-district-10>