

MUDSLIDE REPORT

Wet, Freezing Weather Slows Progress

It may not seem so at first glance, but much progress has been made cleaning up the mudslide in front of the clubhouse. Unfortunately due to the wet, freezing weather we've been experiencing lately, work has been temporarily halted.

Work will resume as soon as the weather clears and the ground dries out. All of the dirt currently piled in the roadway will be compacted back into the hillside and held in place with rock and bio-grid. The final step will be spraying hydro-grass, which will further help to stabilize the hill.

Thanks to all residents for their patience in this matter.

The second slide (aka "210 slide") will be outfitted with a drain for now to prevent further sliding. This slide will be addressed sometime later this year or next.

Improvements to the creek bed are also part of Belle Forest's long term plan.

HOA FEES RISE

As of March 1, 2011 all units will pay 20% more per month

No one likes a fee increase, but due to rising Metro water service fees as well as many needed property improvements, it has become necessary to raise our monthly HOA dues. You will receive more detailed information about this in the mail.

Comments? Questions?
Concerns?

Attend the next HOA Meeting
and Get Answers!

Next Meeting:

TUESDAY • FEB. 15, 2011

7:00 PM

BELLE FOREST CLUBHOUSE

STARTING MARCH 1

Rules, Regulations Enforcement

Starting on March 1, 2011 the following will recommence:

Porch & Patio Inspections - if your porch, patio does not pass inspection you will receive a letter requesting that you remove any and all objects not permitted as stated in the BF bylaws. You can and will be fined for non-compliance.

Cars Tagged & Towed - any cars parked on the property that do not have current registration or are inoperable will be tagged and towed.

LATE FEES

Late Fee Forgiveness to End

As of March 1, 2011 any community fees received after the due date will incur a \$50 late fee. There will be no more forgiveness of these fees, regardless of reason for late payment.

APPROXIMATELY

\$8,000

What Belle Forest pays **PER MONTH** for Metro water! **SAVE WATER, SAVE MONEY.** Report leaks to the management company. Repair dripping faucets and running toilets!

**Hear water running?
Report it so we can fix it.**

PREVENT BURST PIPES!

Long, Cold Winter Challenges BF Plumbing

When the temperature drops below 32°:

- Drip faucets to keep water pumping through the pipes.
- Open cabinet and dishwasher doors. This will allow heat from the house to reach pipes and keep them warm.

If you have a burst pipe:

- Turn off the water to your unit via the main, outside valve.
- Call a plumber!
- Notify your neighbors (most main valves shut off two or more units, not just yours).
- Notify the management company.

Belle Forest is managed by:

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