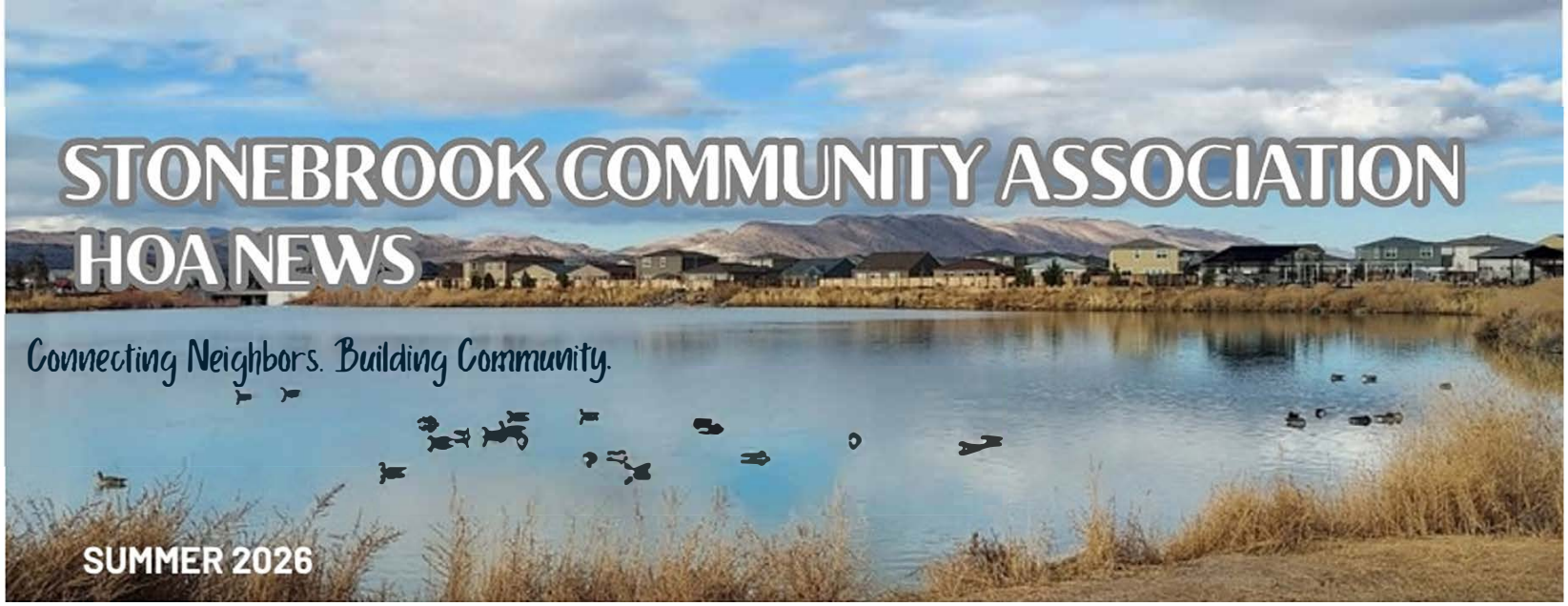


A MESSAGE FROM THE BOARD

Hello Neighbors,

Summer is in full swing, and Stonebrook continues to be a wonderful place to live, connect, and enjoy! Thank you to everyone who volunteers their time and talent to make our community special.

Let's continue to look out for one another and keep Stonebrook beautiful,safe and welcoming for all.

The Stonebrook Community Association Board

THANK YOU FOR BEING A PART OF OUR COMMUNITY.

DID YOU KNOW...?

The deposit for Architectural Updates submitted to the Master Association is no longer required.Homeowners will be charged a $35 processing fee after the initial backyard approval. Please submit photos when your project is completed so we can mark it as such.

Homeowners are now permitted to extend iron fences to match the height of the wood fence. Please submit a request to the ARC prior to extending your fence.

Our corner-lot homes have a little bit of extra space between their side-yard fences and the sidewalk, and homeowners are responsible for keeping those areas landscaped and weed free. The irrigation for those plants also comes from the homeowner's system. Reno Green and the HOA don't maintain those sections.

Your participation helps to strengthen our community. Homeowners are encouraged to attend Board Meetings to stay informed and engaged in community matters. Please use the Homeowner Forum portion of each meeting if you have any questions, concerns or suggestions. Homeowners are limited to three (3) minutes per speaker in order to allow all interested homeowners an opportunity to speak.

MANAGEMENT UPDATES

Delinquent Account Assistance

If your account is past due or becomes delinquent, we encourage you to contact the management team as soon as possible to discuss available options and avoid additional collection costs or enforcement actions.

For assistance regarding your account, please contact your Association Manager at nvsupport.fsresidential.com or visit the resident portal for account information.

Billing Address Updates

To ensure you receive important Association communications and billing statements, please notify the management team immediately of any billing address changes.
If you utilize a property management company for your unit, please ensure they:

- Have current contact information for the Association Manager.
- Complete and submit any required Property Release Forms.
- Submit a copy of their management agreement to FirstService Residential through: **nvsupport.fsresidential.com**

Keeping ownership and management information current helps avoid delays in communication and billing issues.

MANAGEMENT UPDATES

Compliance Matters

The Association has recently received reports regarding excessive building materials being left in streets and common areas.
Please remember:

- Storing building materials in the street requires prior ARC approval. Please include this with your submission.
- The Association will contact the responsible owner in accordance with the Association's governing documents and enforcement policies.
- When necessary, the City of Sparks may be notified regarding excessive materials left in public streets.
- Street maintenance and enforcement within public rights-of-way are not the responsibility of the Association.
-

In addition, **abandoned or unregistered vehicles should be reported directly to the City of Sparks for enforcement and removal.**

Responding to Violation Notices

If you receive a violation notice, please submit your response and any supporting documentation to the management team within the timeframe outlined in the notice. Prompt communication allows management to work with homeowners toward timely resolution.

WHAT'S HAPPENING AT STONEBROOK

Hello Neighbors,

I'm Dave, one of five neighbors on our HOA's Landscape Committee. The five of us volunteer our time to walk through Stonebrook, helping the Board identify concerns in the common-area and keep the neighborhood looking beautiful.

That includes:

- Recommending additional landscaping in some spots,
- Replacement or removal of plants or trees,
- A refresh of mulch or gravel,
- The need for some well-placed rocks or boulders
- Being mindful of potential safety issues
- And we need to be mindful of costs as well (nobody wants higher HOA dues!)

Some of our recent tasks have included:

- Solar lighting for all our mailboxes
- New split-rail fences
- New mulch along the Orr ditch walking path
- Cleaning up and refreshing the 2 small lots alongside Stonebrook Parkway
- Keeping an eye on Stonebrook lake and its aerators (and the beaver that took out some of the trees there!)
- Exploring the possibility of adding a pergola or gazebo over existing picnic tables
- And also keeping an eye out for irrigation leaks!

LANDSCAPE CORNER

Summer tips for a healthy landscape

TREE CARE

Remove the "suckers", those fast-growing shoots that pop up around the roots or the bottom of the trunk. Suckers will drain vital energy and nutrients from the main tree canopy, ruin the tree's structural symmetry and transform the tree into more of an ugly bush. A quick trim now and then makes a big difference.

Remove the wooden stakes that were put in with our trees. Those stakes helped the tree roots grow strong during their first couple of years, but after that they need to be freed. The natural swaying of an un-staked tree signals its trunk and roots to grow thicker and stronger.

SHRUB PRUNING

Light pruning encourages healthy growth.

WEED PREVENTION

Remove weeds early before they spread.

WATER WISELY

Water early in the morning and follow regular watering schedules.

REPORT LEAKS

Report irrigation leaks or landscaping issues by email to Sheila at FirstService (sheila.carrera@fsresidential.com), she'll notify the Landscape Committee or RenoGreen to check it out!

SAFETY CORNER

Working together to keep Stonebrook safe!

Stay on designated trails and be courteous to others.

No motorized vehicles on walking trails or paths.

Please watch your speed and observe all traffic signs.

Keep pets leashed and pick up after them.

Be fire wise! Avoid open flames and report hazards.

UPCOMING EVENTS

September 26 1:30-4:00 PM	**Fall Family Festival** Andelin Family Farm
October 13 3:00-5:00 PM	**After Fall Break Social** Oppio Pond
October 17-18 8:00-2:00 PM	**Community Garage Sale**

Holiday Decorating Contest
Sign Up - November 26 to December 12
Judging -December 18

5 categories-

- Most Original; Clark Griswold
- Most over the top
- Classic/Traditional
- Best use of Lights
- Most creative/whimsical

WE HOPE TO SEE YOU THERE!