

Cotswolds Chronicle

March 2017

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An Introduction to the Cotswolds Chronicle

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Welcome to the first edition of Cotswolds Chronicle, a quarterly newsletter just for our community. We will email it to all homeowners for whom we have email addresses, as well as post it on our HOA website. I found from writing a similar newsletter for 3 previous HOAs in Texas that a neighborhood newsletter is a great way to communicate what's happening, what needs to happen, etc. For it to be an effective tool, I'm asking you to provide information, feedback, ideas, & exciting news. So please let me hear from you at Jan@thecotswoldshoa.com.

My husband Ron and I moved to The Cotswolds this past April and absolutely love it here. We want to be involved in our community and hope that many of you do as well! We live at 1307 Bristol Manor, so stop by when you're taking a walk and say hello...we love meeting our neighbors.

For those of you who were not able to attend our Annual HOA Meeting earlier this month, I just want to bring you up to speed on a couple of new activities we hope to get started soon:

Welcome Committee: To welcome newcomers to our community (remember the old Welcome Wagon?). We hope to have some social events so that newcomers have an opportunity to meet neighbors as well.

Neighborhood Crime Watch Program: Work with our local law enforcement with an award-winning program that works to help keep our neighborhood safe and teach neighbors to better look out for each other. *See Page 5 for more information on this program.*

For these programs to work, we need for you to get involved. If either of the two programs above are of interest to you and you'd like to be involved, please contact me at jan@thecotswoldshoa.com, or feel free to call me at 205-582-2761.

KNOW THE RULES OF THE COTSWOLDS HOA

Have you checked out the HOA's covenants, By-Laws and ARC Rules lately? If not, now's a great time to brush up on the do's and don'ts of the community.

For those of you who are unaware, ARC Rules play a crucial role in keeping the association running smoothly. ARC Rules are legally binding rules and regulations that each homeowner agreed to when he or she purchased a property within the association. If owners rent out their homes, it is the owner's responsibility to inform the new residents of the Association ARC Rules and By-Laws. The By-Laws and ARC Rules include stipulations on assessments, building design and additions, and the governance of the association. All residents should understand these By-Laws and ARC Rules so they don't unintentionally violate them; owners can be fined, have liens on their homes, and can be sued for violating the ARC Rules.

The ARC Rules are intended to help ensure that the neighborhood can thrive and that members are treated fairly and equally. So don't be left in the dark—check out the association's ARC Rules today!

They are also available on our website at <http://thecotswoldshoa.com/arc-requests--guidelines.html>.

2017-2018 BOARD OFFICERS

President: Mary Stewart Nelson Thompson

Email: marystewart@thecotswoldshoa.com

Vice President: Carolyn Jeff

Email: carolyn@thecotswoldshoa.com

Secretary: Vickie Lockett

Email: vickie@thecotswoldshoa.com

Treasurer: Henry Lawrence

Email: henry@thecotswoldshoa.com

Homeowner Rep: Jan Hirsch

Email: jan@thecotswoldshoa.com

PLEASE SEND US YOUR EMAIL ADDRESS!!!

The Association needs your email address for neighborhood newsletters and occasional brief messages, such as a reminder of the date of the Annual Meeting, and will NOT use it for any other purpose!

Please send your email address to:

Amanda@nhmlc.org

Did you know that The Cotswolds' website keeps our community informed and up-to-date with all the news and information about our community through our website? Stay in touch, stay informed, stay actively involved by visiting our website often. The news blog <http://thecotswoldshoa.com/index.html> is an excellent place to find out what is going on in our neighborhood. In addition, the HOA Board manages a Facebook site just for our neighborhood. It can be found at <https://www.facebook.com/groups/TheCotswoldsNeighborhoodPage/>. If you are not yet a part of this group, go to the page and click on Join. One of the site administrators will give you the appropriate permission to join once they confirm you live in The Cotswolds.

ANNOUNCEMENTS

- * **Grand Opening of Amberley Park & Easter Egg Hunt/Cookout at 11:00 a.m. on April 8.**
- * **Sicard Hollow PALS Trash Pick-Up:** Date has been moved due to repaving project. Check Website & Facebook for announcement of new date.
- * **Block Party: New Date May 6**
Please contact April Link Harrison to volunteer at April_link@bellsouth.net.
- * **Doggie Bag Stations now installed on Cotswolds Drive N across from the pond, at Amberly Park, and on Cotswolds Lane near Townhomes**
- * **mailboxes.** Please pick up after your pooch, especially on our side-walks where people enjoy walking...it is your **RESPONSIBILITY!**
- * **Our Clubhouse got a beautiful facelift...a HUGE thanks to neighbors Margaret Manuel & Carolyn Jeff for their efforts! Stop by & check it out...prepare to be amazed!**
- * **Pool repairs & beautification efforts are underway—completion projected early April.**

WHAT'S GOING ON AROUND BIRMINGHAM

Go to this website: <http://www.birmingham365.org/>



SPRINGTIME PROJECTS

Painting, Fences and other Projects

Please remember that exterior projects, such as having a new roof installed, painting your home, including the front door (but not including minor touching up), replacing a fence, replacing a tree, installing new planter beds or borders, and similar projects require that an Archi-

tectural Change Request be submitted before work begins.

The process is very simple. Go to our website at <http://thecotswoldshoa.com/arc-requests--guidelines.html>. On the bottom of that page, you will find the ARC Request Form to complete. In most cases the Change Request is processed in less than 72 hours.

<http://thecotswoldshoa.com/index.html>

SPRINKLER SYSTEMS

The sprinkler systems installed when your home was built are probably between 3-9 years old. Now is a good time to call a professional to have your sprinklers *tuned up*. Casual observation would indicate sprinkler heads pointing in the wrong direction or partially blocked by grass or shrubs.

2017-2018 COMMITTEES

Committee	Chairperson	Contact Information
ARC	Carolyn Jeff	carolyn@thecotswoldshoa.com
Beautification	Donna Kim	donnahkim1099@gmail.com
Financial	Henry Lawrence	henry@thecotswoldshoa.com
Landscape	Mary Stewart Nelson	marystew-art@thecotswoldshoa.com
Newsletter	Jan Hirsch	jan@thecotswoldshoa.com & 205-582-2761
Pool & Clubhouse	Vickie Lockett	vickie@thecotswoldshoa.com
Social	April Link Harrison	April_link@bellsouth.net
Website	Mary Stewart Nelson	marystew-art@thecotswoldshoa.com
Welcome	Jan Hirsch	jan@thecotswoldshoa.com & 205-582-2761
Townhomes	Melody Davis	meldavis619@aol.com

All committee chairs welcome community involvement. Please email/call if you're interested in helping with any of them!

<https://www.facebook.com/groups/TheCotswoldsNeighborhoodPage/>

NEIGHBORHOOD CRIME WATCH

Know Your Neighbors & Report Suspicious Activity

The basic idea is for neighbors to watch out for each other. By looking after a neighbors property as if it were your own, you will more likely contact the Sheriff's Department if you observe something suspicious. Citizens act as extra "eyes and ears" for the Sheriff's Department, so that calls to the police will be made when criminal activity is suspected. An alert, cooperative neighborhood is the greatest single defense against crime. By getting to know your neighbors and their vehicles, you will most likely be alert to suspicious people, vehicles, and/or sounds that could indicate criminal activity.

Officers send bulletins to Crime Watch Areas on an as-needed basis. This information is sent regarding crimes of a serious nature, or when a suspect's description is available. This information, coupled with the two basic principles of Crime Watch, can help citizens become a part of reducing the overall crime rate in their neighborhoods.

We're hoping to start a Neighborhood Crime Watch program in The Cotswolds **if there's enough interest**. If you are interested in getting involved, please email Jan Hirsch at jan@thecotswoldshoa.com.

MUST-DO HOME MAINTENANCE

The quickest fix is to not have the problem in the first place. Here's a checklist of items every homeowner should get to regularly:

1. Test your garage door opener monthly to ensure that it reverses when it hits an obstruction or when its sensor beam is interrupted.
2. Vacuum the clothes dryer's exhaust duct at least once a year. If the duct is plastic, replace it (it's a fire hazard). Rigid sheet-metal ducting is best.
3. Replace furnace filters quarterly, or as recommended by the furnace manufacturer.
4. Test all GFCI (ground fault circuit interrupter) outlets monthly. Press the test button and use a voltage tester to make sure the power goes off.
5. Clean leaves and debris from the condenser of a central air conditioner seasonally.
6. Once a year, vacuum the refrigerator coils underneath the appliance.
7. Have the fireplace chimney inspected and cleaned annually.
8. Inspect window and door caulking and weather stripping yearly.

PLEASE SHARE...

If you have ideas for articles/columns for future newsletters, please contact Jan Hirsch at jan@thecotswoldshoa.com.

RECIPE FOR CRISPY CHEESE WAFERS

Contributed by former professional baker Jan Hirsch

Preheat oven to 350°. Beat 4 cups freshly grated sharp Cheddar cheese; 2 cups all-purpose flour; 1 cup butter softened; 1 Tab kosher salt; $\frac{1}{4}$ teas. ground red pepper at medium speed with electric mixer 30-60 seconds or until mixture forms a ball. Gently stir in 2 cups Rice Krispies® cereal.

Shape into 1 inch balls and place 1 inch apart on ungreased cookie sheets. Flatten each dough ball with a fork dipper in flour. Bake in batches 25-28 minutes or until golden brown. Transfer wafers to wire racks and cool complete. Makes 6 dozen. Serve warm or room temp.

So easy to make, divine to eat

and freezes well in a baggie!

THE COTSWOLDS REAL ESTATE CORNER UPDATES

Provided by Carolyn Jeff of Realty South

Carolyn Jeff is a Top Producer for Realty South with over \$50M in sales. Whether you are selling or not, please don't hesitate to call her with your real estate questions. She would be happy to provide you with more detailed information on our community, as she is also your neighbor and on The Cotswolds Board! She can be reached directly at 205-602-2625.

COTSWOLDS SOUTH	YEAR ENDING 2016
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Number of Homes Sold	12
Average Price Per Square Foot	\$123.81
Average Days on Market	43
Average Sales Price	\$289,079
High Sale	\$356,500
Low Sale	\$259,000

COTSWOLDS NORTH	YEAR ENDING 2016
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Number of Homes Sold	24
Average Price Per Square Foot	\$107.33
Average Days on Market	103
Average Sales Price	\$332,528
High Sale	\$405,000
Low Sale	\$265,000

COTSWOLDS TOWNHOMES	YEAR ENDING 2016
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Number of Homes Sold	4
Average Price Per Square Foot	\$107.28
Average Days on Market	64
Average Sales Price	\$201,725
High Sale	\$216,900
Low Sale	\$189,900

Sales data accumulated from Birmingham Multiple Listing Service. This information should not be used as an appraisal of value for your individual home. Value is determined by many other factors other than average price per square foot, such as age, condition, location, etc. If you would a complimentary in-home consultation to determine your home value in the current market, please give Carolyn a call at 205-602-2625.

Information purposes only and is not intended to solicit property currently listed with another broker.

For 3 year sales & inventory analysis for The Cotswolds:

Single Family:

<http://galmls.mlscharts.com/reports/share/link/58cc740f8ead0e263e8b5c89?t=b9f7f2e390f110e454c86fcf102860a9>

Townhomes:

<http://galmls.mlscharts.com/reports/share/link/58cc75528ead0ea6298b5784?t=ab0e74fcac19e3405a21f4df83dc126a>

TOWNHOME COMMUNITY NEWS

Introducing the New Townhome Committee:

Melody Davis

James Marble

Sharon France

Brittany Riley

Cindy Marble

Thanks so much for becoming involved in your beautiful townhome community to help keep it thriving!

Committee Head Melody Davis asks the Townhome community to be on the look-out for an informative e-mail blast in the next couple of weeks from her. If you haven't received her email from email address (meldavis619@aol.com) after two weeks, it probably means she has an old email address of yours. Please email her to update your e-mail address.

Blue Mesa Guacamole (great Dallas, TX restaurant)

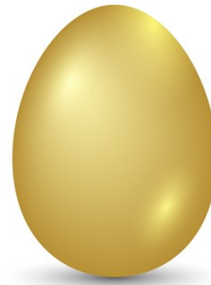
2 medium ripe avocados, seeded
1½ ounces red salsa
1 tsp. serrano pepper, seeded and minced
½ small red onion, diced
1 small tomato, diced
1 TB. cilantro, chopped fine
1 wedge fresh lime
¼ tsp. kosher salt
dash of white pepper
dash of granulated garlic
pinch of crushed dried oregano

Score avocado pulp while in shell and scoop pulp into bowl. Using two forks, mash the pulp into chunky consistency. Add remaining ingredients (increase amount of serrano pepper for a spicier guacamole) and mix until fully incorporated.

Transfer guacamole to a serving bowl and serve with yellow and blue corn tortilla chips. Makes about 2 cups.



Mr. Easter Bunny
will be making
a visit to greet all
the kids!



4 golden eggs

JOIN US FOR OUR GRAND OPENING OF
AMBERLEY PARK & OUR FIRST ANNUAL
EASTER EGG HUNT & BBQ!

WHEN: SATURDAY, APRIL 8 FROM 11:00 A.M.—1:00

**WHERE: OUR BEAUTIFUL NEW AMBERLEY PARK
(SOUTH COTSWOLDS ON AMBERLEY DRIVE)**

Activities

- ♦ **EASTER EGG HUNT...WITH EASTER BASKETS PROVIDED**
- ♦ **ICE CREAM FOR PURCHASE AT BRUSTER'S ICE CREAM TRUCK**
- ♦ **OUR VERY OWN HOA BOARD MEMBER HENRY LAWRENCE WILL GRILL HOT DOGS, SERVED WITH CHIPS & FRESH FRUIT**
- ♦ **SPECIAL TREATS FOR THE KIDS!**

BRING FAMILY...KIDS, GRANDKIDS, NIECES/NEPHEWS & FRIENDS

RAIN DATE: APRIL 9