

# Birchbrook II Bulletin

June 2016

*Spring is here and summer is just around the corner! The Birchbrook II Board of Directors would like to remind owners and residents of a few seasonal items and to wish you a wonderful spring and summer!*

## Barbecue-Grilling On Balconies or Inside Patios is Prohibited and Against City of Dallas Fire Code

Consistent with the Dallas County and City of Dallas Fire Department Code, the BBII Rules say: The use of barbecue grills on a balcony or porch (patio) is expressly prohibited. **DALLAS FIRE CODE says: Barbeque grills may not be used within 10 feet from any building wall, fence, siding or roof overhang.**

### Non-Working Vehicles and State Registration

As stated in our Birchbrook II governing documents, all vehicles parked on Birchbrook II property must be in working condition, no low or flat tires, **and must have current registration stickers visible on windshield in place by August 2016 and kept current.** Please make sure your vehicle is in compliance with these rules or risk having your vehicle tagged and towed.

### It's the Law – Leash Your Pets, Pick Up The Poop

We continue to receive complaints about dogs on property without leashes. Please report leash law and dog poop violators by calling 311 and reporting to Animal Control or file a report online at [http://311.dallascityhall.com/web\\_intake/Controller](http://311.dallascityhall.com/web_intake/Controller). See attached special notice regarding dog poop violators and stiff HOA fines for non compliance.

### Pool Season

For the enjoyment of all owners and leasing residents, please observe the pool rules. Complete pool rules can be found in your copy of the H.O.A's Rules and Regulations and can be found posted in the pool area. Please report pool violations accordingly and note the three most common, reported pool violations:

1. Unsupervised children (under the age of 16) in the pool and pool area. Children and youth under age 16 must be supervised by an adult at all times within the pool area, **NO EXCEPTIONS!**
2. Dogs or other pets allowed in the pool area or allowed in the swimming pool. **PETS in POOL AREA ARE STRICTLY PROHIBITED!**
3. Unaccompanied guests or more than the allowed number of guests using the pool (limit two guests per condo) Our H.O.A. pool is intended specifically for the enjoyment of homeowners & leasing residents. **POOL PARTIES ARE NOT PERMITTED!**

### Help Prevent Drain and Sewage Problems

One of the biggest maintenance nightmares is clogged drain lines. Sometimes these problems are contained within your condo, such as a clogged hair trap under your sink. This is easily resolved with a drain cleaner & sometimes requires the help of a plumber. More problematic are main line back ups that can affect first floor condos. You do not want to be the cause or victim of a drain back up that can cost you (or your neighbors) hundreds if not thousands of dollars of damage. **Please note of the following prohibited items that should never be put into sinks, toilets, bathtubs or kitchen disposals!**

- Never put oil or cooking grease of any kind down your kitchen or bathroom drains.
- Never place food waste, especially expandable foods such as rice or pasta, into a sink drain or kitchen disposal. Sink disposals are for small scraps & particles of food only, large portions of food scraps should be disposed of in regular household garbage.
- Never flush cat litter down your drains as it will cement in the plumbing drain lines.
- Never wash, rinse or flush remodeling materials such as grout, paint, wall-compound, tile adhesive, caulk or drywall texturing 'mud'.
- **NEVER FLUSH BABY WIPES, PAPER TOWELS or PERSONAL HYGEINE MATERIAL DOWN TOILETS or HOUSEHOLD DRAINS!** These are the biggest causes of drain back ups according to plumbers.

In addition to drain & sewer back ups, these items & materials put unnecessary stress on already aging plumbing drain lines.

### Window Treatments and Balcony Covers

Per BBII policy all window treatments, curtains, and/or blinds must be white or off-white. They must be hung properly and should not be broken or visibly unappealing from outside your unit. Use of posters, foil, sheets, clothing or other non-window treatment materials are not to be installed. Some but not all homes have balcony covers or shade. These too must be kept in good shape, repaired as needed and be in compliance with the HOA rules. Failure to comply with Birchbrook II policies may result in a fine.

**REPORT BBII COMMON AREA REPAIR REQUESTS or RULES VIOLATIONS to**  
[peggy.fixit@gmail.com](mailto:peggy.fixit@gmail.com)

**FIND OUR BBII GOVERNING DOCS & OTHER HELPFUL IN AT THE HOA WEBSITE:**  
[www.birchbrook2.com](http://www.birchbrook2.com)

ATTENTION RESIDENTS!!!

DOG FECES HAVE BECOME A SERIOUS PROBLEM ON OUR PROPERTY.  
EVERY DOG OWNER IS RESPONSIBLE FOR PICKING UP HIS/HER DOG(S) FECES.

THE BBII BUDGET DOES NOT INCLUDE MONEY FOR REMOVAL OF DOG FECES.  
WE ARE ASKING ALL RESIDENTS TO NOTIFY PEGGY MANN WITH NOLAN MANAGEMENT IF  
YOU NOTICE A RESIDENT WHO IS NOT PICKING UP HIS/HER DOG(S) FECES.  
[peggy.fixit@gmail.com](mailto:peggy.fixit@gmail.com) or 214 824-1500

ALL WE NEED IS THE BUILDING AND UNIT NUMBER OF THE PERSON. WE DO NOT NEED A  
NAME.

THE OWNER OF THE UNIT WILL THEN BE SENT A LETTER, WITH AN INITIAL FINE OF \$25.00.  
AN ADDITIONAL \$25.00 WILL BE ADDED FOR EACH ADDITIONAL OCCURRENCE - \$50, \$75, ETC.

