



welcome HOME

Are you new to the community?

Well, let me be the first to say.....WELCOME HOME!!!

We are excited to have you part of the Nottingham Forest South Community!

If you have pulled this document from our Community Website and have not heard from the HOA Board of Directors nor the Management Company it is probably because you are an extremely efficient individual and that is exactly what we look for in a Homeowners Association.

Unfortunately, the HOA and Management Company are sometimes the last to know about a home closing as we have to wait for the Title Company to provide the new owner information. It takes the Title Company 30-45 days to provide all of the closing information when a home sells. Once the Title Company sends the Management Company the paperwork, the Closing Coordinator will mail out a Welcome Packet. We would love to hear from you as soon as possible so if you have not yet received your Welcome Packet, please reach out to us.

Property Manager: Jennifer Bishop

Telephone Number: 816-414-5300

Email Address: Jennifer.bishop@fsresidential.com

MANAGEMENT COMPANY

FirstService Residential is the professional managing agent for the Nottingham Forest South Homeowners Association. The operation of your Association is administered by FirstService Residential under the direction of the Nottingham Forest South Board of Directors. You can contact FirstService at 816-414-5300

HOA DUES

Your annual homeowner's dues for 2018 have been set at \$890.00. You will receive a letter each year with the fees set for the following fiscal year. All checks should be made payable to The Nottingham Forest South Homeowners Association and sent to FirstService Residential. If the current dues were not collected at your closing an invoice will be sent. Note: Dues cover the general operating costs of the community which include but are not limited to the common area turf maintenance, irrigation costs, insurance for common areas, fountain maintenance and management fees.

POOL ACCESS

The Community pool opens Memorial Day weekend and closes on Labor Day. Pool access is granted for homeowners who have paid their dues in full for the year. The Homes Association requires that each household member have a Photo ID to gain access to the pool or tennis court. You may use a driver's license, passport, school ID, etc. If you would like to purchase a Photo ID for \$5, please contact Jennifer Bishop at jennifer.bishop@fsresidential.com or 816-414-5300.

TRASH SERVICE

Your trash, recycling, and yard waste will be picked up by Republic Services on Monday of each week unless there is a holiday, and then it is one day later. Trash services is provided through the HOA therefore you will not need to contact them to set up service. Simply have your waste placed at the curb by 6am the morning of pick up and bins removed from the curb and stored within 24 hours of pick up. Trash bins/totes must be stored in an area that is out of site (garage or enclosed area). A bin/tote container may be used for trash & recycling; Trash bags may not exceed 35lbs; Yard waste bundles cannot exceed 4ft long or 35lbs; Yard waste not in bundles must be placed in compostable paper bags. For more specifics please contact Republic Services (913-631-3300).

COMMUNITY WEBSITE

The Nottingham Forest South Homeowners Association has its own web site at www.eneighbors.com. Your unique pin number to register online will be mailed to you. The site provides valuable Association information and updates regarding Association events. The rules and regulations for the community as well as the Covenants and Restrictions may also be found at the web site. Please take the time to immediately register so you are not left out of any events or emergency announcements. For information on your management company, please log onto the FirstService Residential web site at <https://www.fsresidential.com/missouri/home>.

CLUBHOUSE ACCESS

If you are interested in renting the clubhouse, please go on line to the FirstService Website at www.fsresidential.com/missouri/home on the right side of the screen there is a link that reads Contact Us. If your hover over it, you will see Clubhouse Reservations – Click on it to review the clubhouse rental information and to reserve the facility.

COMMUNITY EVENTS / ACTIVITIES

You are very fortunate to be part of a community with a very active Social Committee. The Social Committee hosts several events in the neighborhood including, but certainly not limited to, pool parties, holiday events, community garage sale, swim team, and so much more. Please join the ENeighbors.com website to get up to date information on social activities.



HOME IMPROVEMENTS

If you are looking to make any changes to the exterior of your home (including, but not limited to, painting, landscaping, roof, windows, etc) you must first submit a Modification Request Form to the Architectural Review Request and receive approval for the work before commencing. This form can be found on the ENeighbors.com website.

Again, welcome to the community, we are so excited to have you here!!! Please feel free to contact us with any questions or concerns.

Sincerely,
**FirstService Residential, as agent for
Nottingham Forest South Homeowners Association**

Jennifer Bishop
Property Manager, CMCA, AMS
Jennifer.bishop@fsresidential.com
816-414-5300