

Willow Brook Homeowners' Association
PO Box 542 Belle Fourche, SD 57717

August 25, 2025

Greetings Homeowner!

We hope you all are enjoying the wet and hot summer! We have a few items that we want to get out to the members.

IRRIGATION UPDATE: We have found repair kits that are much more cost effective and won't hit our budget so hard. Repairs will be under way in the next few weeks so water will be off for a while. We hope not to find any further damage once the system is torn apart for the repair. Irrigation system winter shutdown is typically in mid-September.

PLAYGROUND UPDATE: The playground equipment could use some repairs and maintenance. We are working on getting them scheduled.

TREES: There are several trees with disease that have died in the subdivision. The Board is working on getting them removed this fall.

'22 HAIL CLAIM UPDATE: We have had some problems with the insurance company as of late that have caused some delays in moving forward. TUFF STORM RESTORATION has been working on the punch list repairs on the exterior of the homes. The Board has a construction inspector coming to review all the units for the repairs TUFF STORM RESTORATION was to complete. After this inspection information is furnished, we will have a point to move forward in one of several directions. At that time, we will call a special meeting of Members to discuss our options moving forward.

SALES/RENTAL of UNITS: Please remember to email the HOA Board if you are selling your unit or have new renters. The title companies no longer notify us of sales. We need the name of the adult tenants, phone numbers and email addresses to update our records and in case of an emergency.

NEW WEBSITE ADDRESS: The new website address is: www.WILLOWBROOKBF.COM
This should serve us better in keeping the site updated and allow for easier access for the members. We will be working over the next few months to make this a one-stop place for everything you need to know!

Willowbrookbf@gmail.com

Website: <https://willowbrookbf.com>

FENCING

On July 15, 2025, the board completed a walkthrough of the subdivision to inspect for the required fence repair and maintenance. This has been a difficult weather year for this work, so we have been a bit lenient on the completion date of June 1, 2025. There are also issues with the wood drying appropriately to hold stain so those who have addressed it with the board have had their completion date extended as well.

Please see the chart below for information on what we saw as of July 15, 2025. The numbers below correspond to the columns on the chart. On the chart find your unit number look for the column to the right that is marked an "X" for information on your unit. Please see the notes and let us know if you have questions.

Please email the board if you have completed your work since 07/15/25 and are ready for inspection!

FENCE REPAIR AND MAINTENANCE - DATE OF WALKTHROUGH 07/15/2025

COLUMN 1 IF YOUR "X" IS IN THIS COLUMN YOUR FENCE IS IN COMPLIANCE AND COMPLETE. THANK YOU FOR YOUR HARD WORK, IT LOOKS GREAT!

COLUMN 2 IF YOUR "X" IS IN THIS COLUMN WE APPRECIATE YOUR EFFORT! YOUR FENCE IS COMPLETE AND IN COMPLIANCE **EXCEPT** IT IS STAINED THE WRONG COLOR. ORIGINAL COLORS MATCHED THE SIDING COLOR. PLEASE STAIN/PAINT IT TO MATCH YOUR HOUSE COLOR BY **JUNE 1, 2026**. SEE STAIN COLORS AND INFO INCLUDED IN THIS LETTER.

COLUMN 3 IF YOUR "X" IS IN THIS COLUMN: FENCE MAINTENANCE HAS BEGUN BUT IS NOT FINISHED. PLEASE FINISH REBUILDING AND STAINING THE FENCE - WE APPRECIATE YOUR EFFORT. PLEASE KEEP WORKING ON THE FENCING AND HAVE IT COMPLETED NOT LATER THEN **SEPTEMBER 30, 2025**. SEE STAIN COLORS AND INFO INCLUDED IN THIS LETTER.

COLUMN 4 IF YOUR "X" IS IN THIS COLUMN: WE APPRECIATE YOUR WORK! ALL THAT IS LEFT IS THE STAIN. PLEASE STAIN YOUR FENCE AND HAVE IT COMPLETED NOT LATER THEN **SEPTEMBER 30, 2025**. SEE STAIN COLORS AND INFO INCLUDED IN THIS LETTER.

COLUMN 5 FENCE MAINTENANCE/REPLACEMENT HAS NOT BEGUN - YOU ARE IN VIOLATION OF THE COVENANTS AND THE REPLACE/MAINTAIN FENCING LETTER SENT TO YOU OCTOBER OF 2024. **YOU ARE REQUIRED TO EMAIL THE HOA BOARD WILLOWBROOKBF@GMAIL.COM WITH AN UPDATE OF YOUR PLAN FOR COMPLIANCE. IF YOU DO NOT RESPOND BY SEPTEMBER 30, 2025, YOU WILL BE HELD AS NON-COMPLIANT AND THE BOARD WILL PROCEED PER THE COVENANTS AND NOTICES YOU'VE RECEIVED.**

Willowbrookbf@gmail.com

Website: <https://willowbrookbf.com>

FENCE MAINTENANCE REPAIR COMPLIANCE WALKTHROUGH 07/15/2025

UNIT #	1	2	3	4	5	NOTES
1 A	X					
1 B					X	REPAIR & STAIN
2 A			X			FINISH REBUILD (ONLY A FEW BOARDS LEFT)
2 B	X					
3 A				X		STAIN
3 B					X	BUILD FENCE (NOT STARTED) - MISSING
4 A				X		FENCE BUILT, NEEDS STAINED
4 B	X					
5 A					X	MINOR REPAIR, NEEDS STAINED
5 B			X			EXISTING WOOD OK -REMOVE METAL RAILING
6 A	X					
6 B					X	REPAIR/REPLACE AND STAIN
7 A					X	REPAIR AND STAIN
7 B					X	BUILD FENCE (NOT STARTED) -MISSING
8 A		X				GOOD FENCE - COLOR NOT MATCH SIDING
8 B					X	REPAIR & REPLACE AND STAIN - MISSING PART
9 A	X					
9 B	X					
10 A		X			X	FENCE GOOD - MINOR AREAS NEED STAIN
10 B		X			X	MINOR REPAIR AND STAIN NEEDED
11 A						BUILD FENCE (NOT STARTED)
11 B			X	X		FINISH REPAIR AND STAIN
12 A					X	BUILD FENCE (NOT STARTED) - MISSING
12 B					X	BUILD FENCE (NOT STARTED) - MISSING
13 A					X	REPAIR/REPLACE AND STAIN
13 B	X					
14 A	X					
14 B		X			X	REPAIR/REPLACE AND STAIN
15 A					X	REPAIR/REPLACE AND STAIN - MISSING PART
15 B					X	REPAIR/REPLACE AND STAIN - MISSING PART
16 A					X	REPAIR/REPLACE AND STAIN
16 B	X					
17 A			X	X		FINISH REPLACEMENT AND STAIN
17 B	X					
18 A	X					
18 B	X					
19 -					X	REPAIR/REPLACE/BUILD AND STAIN -MISSING
21 -	X					
23 A				X		GOOD FENCE, NEEDS STAINED
23 B				X		GOOD FENCE, PART NEEDS STAINED
25 A			X	X		PARTIAL BUILT, REPAIR/REPLACE/STAIN
25 B					X	NEEDS MINOR STAIN
27 A					X	MINOR REPAIR AND STAIN NEEDED
27 B					X	MINOR REPAIR & STAIN
29 A					X	REPAIR/REPLACE AND STAIN -PART MISSING
29 B					X	REPAIR/REPLACE AND STAIN
31 A					X	REPAIR/REPLACE AND STAIN -PART MISSING
31 B	X		X			GOOD FENCE - COLOR NOT MATCH SIDING
33 A					X	BUILD FENCE (NOT STARTED) MISSING
33 B	X		X			GOOD FENCE - COLOR NOT MATCH SIDING

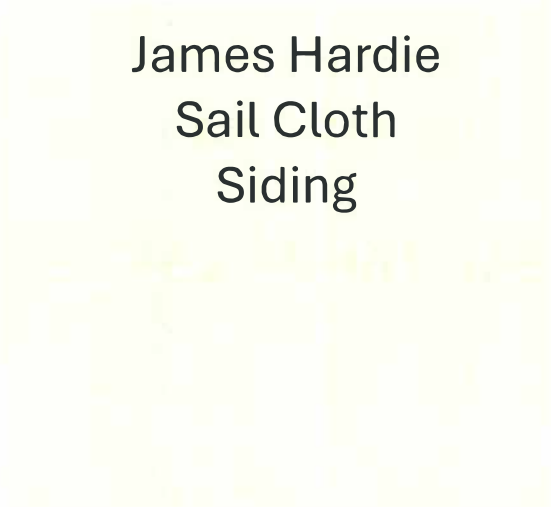
The privacy fence privacy fence between units must be 6' Tall, the center section must be 3'-6' Tall.

General construction: Vertical spaced wood on inside and outside.

Painted or stained the color of the siding.

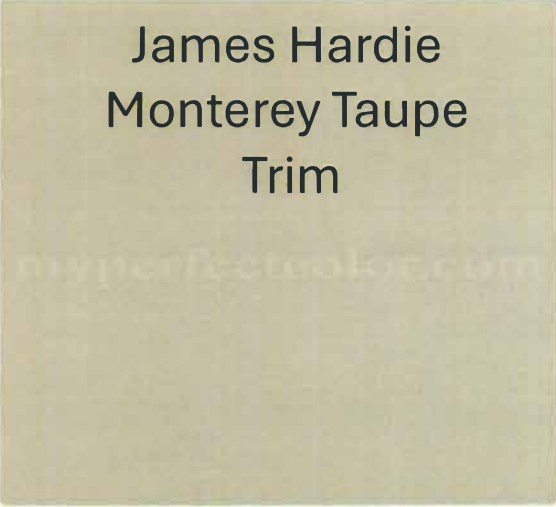
APPROVED PAINT/STAIN COLORS. Any paint store can make these colors with the information below.

COLOR COMBO #1



James Hardie
Sail Cloth
Siding

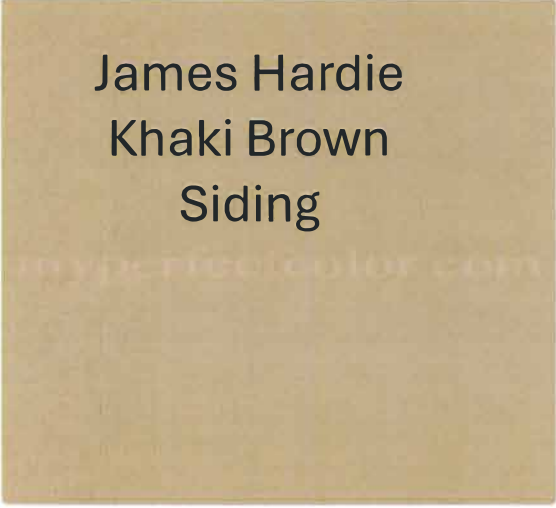
RGB: 232 219 195 HEX: #E8DBC3
LRV: 71.82%



James Hardie
Monterey Taupe
Trim

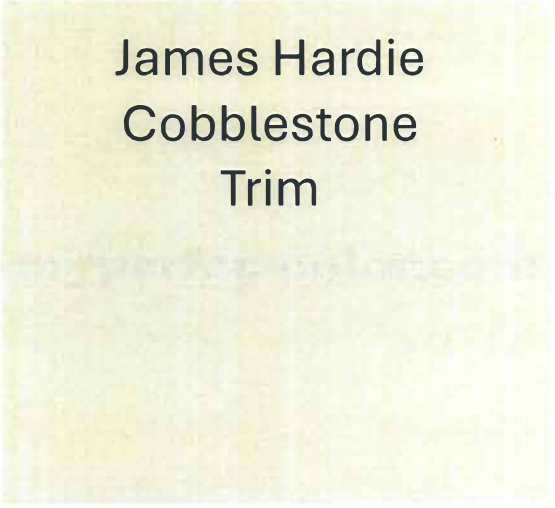
RGB: 160 151 134 HEX: #A09786
LRV: 31.42%

COLOR COMBO #2



James Hardie
Khaki Brown
Siding

RGB: 158 139 120 HEX: #9E8B78
LRV: 27.24%



James Hardie
Cobblestone
Trim

RGB: 200 191 178 HEX: #C8BFB2
LRV: 52.81%

Willowbrookbf@gmail.com

[Website: https://willowbrookbf.com](https://willowbrookbf.com)