

Bloomington Trails Homeowner Association

c/o McNeil Management Services, Inc.
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New Homeowner Information Sheet

- You are now a part of a community association of 96 homeowners.
- Board meetings are held quarterly. Meeting details will be posted in advance at the community entrance. Homeowners are welcomed to attend.
- The annual membership meeting is held each January. You will receive official notification prior to the meeting.
- Mandatory monthly assessments are due at the beginning of each month. Coupons should have been provided by the previous owner. You will receive official notification each December regarding the assessment for the upcoming year.
- Entry gate remote controls should have been provided by the previous owner. Changes to the entry gate directory, access codes and remotes are conducted by management.
- This is a deed restricted community, so please make your self aware of the restrictions. Please also be aware that any changes you wish to make to your property or home exterior must be pre-approved by the architectural committee. Contact management for request forms and information.
- Trash cans, trash bags, recycling bins and yard waste should not be visible on any non-collection day. Please note that solid waste collection days are Wednesday (including recycling) and Saturday (including yard waste). Call Liberty Waste & Recycling, Inc. at 248-2820 for additional information.
- A newsletter is regularly produced and distributed to each homeowner.
- Community activities are being organized in an effort to strengthen neighborly relations within the subdivision.
- It is each homeowner's responsibility to update the association regarding any change in contact information, i.e. new telephone number, moving from the community--whether or not you retain ownership of the home.
- For your information, there is a "Welcome Newcomer" service available in the area. If interested, please contact Janet at 813-689-4368. **Note:** This service is NOT associated with Bloomington Trails Homeowner Association, Inc. or McNeil Management Services, Inc. in any way.

Any questions, concerns or need for additional information should be directed to McNeil Management Services, Inc.