

## **NRC REPORT – September 7, 2010 Board of Directors Meeting**

The BCA staff and the NRC are working on a process for the NRC to contact its reps about delivering welcome totes to new residents. Several of the reps have already begun to deliver the welcome totes in their neighborhoods. The NRC officers will continue to make contact with the Reps to deliver the totes in their neighborhoods as well as work with BCA staff to fine-tune the process.

NRC has set up their fall meetings: September 25 and November 9.

NRC will meet with BCA Board Directors on November 4 to discuss MPOC communication strategy.

Also included here is a small sample of resident feedback that neighborhood reps received regarding the new mailboxes. Although an official survey would offer up a larger consensus of residents feelings on this issue and a more scientific study of the data, a few points resonated over and over, not just through e-mails, but as reps talked in their driveways and over the phone with their neighbors:

- **Residents are concerned with the COST, not just cost of the mailboxes but the cost to live.**
- **Standards Department reports 162 mailbox violations in 2009. Is 162 mailbox violations enough to justify all Brandermill residents replace their mailboxes?**
- **Residents wonder how mailbox violations will be enforced on the new mailboxes? Will residents be required to replace mailboxes again in another 10 years?**
- **Residents are frustrated that replacing 3,500 decent mailboxes is a priority for the community.**

## NEW MAILBOXES - (Resident feedback)

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I would like to update the look and feel of our neighborhoods but do not believe replacing mailboxes at \$150-\$200 is the best way to do so. I believe the Two Notch neighborhood includes approximately 40 homes. This implies the Two Notch neighbors will spend up to \$8,000 to replace mailboxes! Although I agree that the mailboxes look tired, I think we can spend \$8,000 more effectively.

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I agree with (the first person above) completely on the mailboxes.

NO to the mailboxes. If it's not broke, don't fix it! Besides, our metal boxes work just fine and the money could be used on something more important ... like fireworks. If they really are thinking it's too expensive to put on fireworks, we'd be more willing to chip in a LITTLE something for those. (How much would \$20 a household get us?) If the mailboxes need to be replaced, then the BCA should foot the bill. They should be able to afford this expense at least one time in the life of the house.

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While I see the point about our mailboxes being "tired" I feel the implementation would be met with a lot of resistance. I sure don't want to spend that money when my mailbox is less than 5 yrs old!

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I agree with all of (first person's comments -- especially since we just replaced our mailbox last year!

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New mailboxes, great.

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We were forced to just buy a new mailbox last year by the BCA and I'm ready to put up a fight with them if they want me to pay for a whole new mailbox all over again.

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We do not believe it is necessary to make a wholesale replacement of what, for the most part, are perfectly good mailboxes which have served Brandermill residents since the beginning. To ask residents to pay to have this done is a like imposing a \$200 tax on each residence. We do not support this. We have lived here for 25 years and have had to replace our post/box once which seems to say that what we have is very durable.

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I agree that there are far more important issues at the moment. Black mailboxes will fade just like the brown ones do and beyond that, they might look strange in our “woody” neighborhoods. I would love to see more people held responsible for the lack of maintenance on their homes and property.

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Changing the mailbox color is absurd! Many folks are having trouble meeting their regular financial obligations; this seems to add only money in the contractor’s pockets. I lived here for 25 years and I HAVE recently replaced my mailbox and have painted it many times over the years to provide a nice front look. IF I had to change the color I would paint it myself and NOT get a new one. It is not broken or rusted and the post is also new... OUR vote is to leave them and enforce the maintenance of all of them. a splash of paint makes it look amazing.

Thanks for keeping on top of this issue... with so many other things to think about besides this, during these hard times where folks are working multiple jobs to keep afloat, for families to have to focus on this is so unfair.

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I could not agree more with you! I love my brown mailbox and agree that they are unique. BCA must do a better job of enforcing that they be maintained by each home owner.

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I personally understand the idea of improving the look of Brandermill with brand new black mailboxes - they sure would look pretty ... **for a while**. And that is my concern. Right now, there is a small percentage of homeowners that are not taking responsibility for their dilapidated mailboxes and there is no BCA enforcement of this. I believe those properties need to be held responsible first and foremost and then we could have an open debate about this. I also agree that this is probably the lowest priority issue that Brandermill needs to be worrying about now. And last but not least, I am very partial to the brown mailboxes. I really like them and think they are unique to Brandermill and I would much rather spend \$200 on another home improvement project that actually improves my home since my mailbox is fine.

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I would go along with this only if all the mailboxes were replaced at once and try to collect the money later. I will be glad to pay \$155 for a new mailbox, only if everyone had one. It’s very foolish to ask a few to buy a new mailbox and have 50% of the houses with the old ones!

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I may be in favor of new mailboxes, if residents had 3-5 years to make the change.

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Brandermill get into a lot of things instead of real issues like how **dirty** Brandermill is. Why doesn't the BCA address these messy trees and leaves year-round, and how about sweeping more than one time a year? These are my issues. Brandermill is **dirty – clean it up!**

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How about we put reflective numbers on the sides of the actual [existing] mailboxes?

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As First Vice Chair for the NRC, I am in receipt of seven similar neighborhood letters opposing the color change of mailboxes because they feel that the BCA management failed to enforce our community standards (whether true or not, "perception is reality"). Also, some believe that there are vendors that manufacture replacement mailboxes, but all question the CCC priority of such an undertaking at this time. Using a \$170 per mailbox cost at approximately 3,800 units we are talking in the neighborhood of \$646,000 outlay to some contractor by individual home owners at a time when many residents are deeply impacted by the recession.

At the last NRC meeting, NRC Representatives and residents all questioned the priority of such a change. There was a very good discussion of the issues you referenced. Of course these were just NRC Representatives and residents. All were in favor of improving the Brandermill's image but questioned this as a high priority project as well as the funding source for this and future Master Plan projects. Again, the Master Plan is just a plan that may or may not be executed. I think there needs to be some clarification and communication to Brandermill property owners regarding this project.

At this time, we suggest that the mailbox project be included in the October survey with the 4<sup>th</sup> of July fireworks and that it be put on the shelf until results of the survey are compiled and considered..