

**Bradford Farms Homeowner's Association**  
**PO Box 151**  
**Madison, Alabama 35758**

**The Annual General Membership Meeting is scheduled for:**

**January 19, 2016**

**7:00PM**

**Madison Assembly of God**

1475 Hughes Road

Madison, AL 35758

You are encouraged to attend the meeting to elect the Association's Board of Directors for the term of 2016 to 2018.

In order for the association to function properly, it is necessary for all to become involved. It is important that everyone participates in the actual operations of the Association and abides by the Association's Covenants and By-Laws, Conditions and Restrictions which are post on our website at **[www.bradfordfarms.com](http://www.bradfordfarms.com)**.

The Homeowner's Association Board of Directors has two (3) vacancies to be filled for 2016 to 2018. Outgoing members are Winston James (Architecture Committee Chair) David Seitz (Treasurer) and Luther Hinton (Vice President). The current Board is soliciting community members to volunteer for the Board of Directors and Committees. To assist you in choosing an area of involvement, some of the responsibilities of the Board and Committees are provided below.

**Board of Directors** – The Board is comprised of members of the Association elected by the membership at the Annual General Membership Meeting. Each Director serves on the Board for two years. In accordance with the By-Laws, the Board must meet four times each year, at least once each quarter. The usual schedule for Board meetings is one regular meeting each month during the winter and every other month in the summer on the third Tuesday at 7:00 pm at the Madison Assembly of God church.

Duties of the Board include:

- Create a budget
- Authorize expenditures
- Supervise committees
- Participate on committees
- Attempt to resolve members' complaints

**Architectural Control Committee** – **We need helpers.** The Committee Chairperson is appointed by the Board. Committee is to insure the community maintains a pleasant appearance, that buildings and additions do not detract from surrounding areas, we but need for you to volunteer. The Architectural Control Committee has exclusive jurisdiction over modifications, additions and alterations made on or to existing Lots or structures. The committee also promulgates detailed standards and procedures governing its areas of responsibility and practices.

**Landscape & Maintenance Committee** – **We have a Chairperson, but need more volunteers.** The Committee Chairperson is appointed by the Board to maintain all of the common property owned by the Association. Our present Chairperson needs helpers in keeping the areas clean. Common areas include

the area around the ponds, front entrance and main drive. The committee's most significant function is keeping our commons clean.

**Welcome Committee - We have a Chairperson, but need more volunteers.** The Committee Chairperson is appointed by the Board. We need active members to identify houses for sale or rent and insure that new occupants are welcomed to the community. The Chairperson also insures that the realtor involved with the house is aware of the restrictive covenants with mandatory membership in the Homeowner's Association that includes a yearly Assessment fee.

**Nominations:** To nominate an Association member for the Board of Directors or for a Committee, please complete the nomination form included and return it to:

**Bradford Farms Homeowner's Association**

**PO Box 151**

**Madison, Alabama 35758**

or just e-mail your nomination to Paul at: [pnjhurst@knology.net](mailto:pnjhurst@knology.net). Include name, address, phone number and which position nominated for. **Please note that self nominations are permissible and encouraged. You can be a Renter and still be nominated.**

Also included is a proxy voting form for the election. The proxy provides you with an opportunity to vote without being present at the Annual General Membership Meeting. You may complete the proxy and return it to:

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or e-mail your vote to Paul Hurst at: [pnjhurst@knology.net](mailto:pnjhurst@knology.net).

**Both forms are on our website: [www.bradfordfarms.com](http://www.bradfordfarms.com)**

Thank you for your efforts in maintaining your property so Bradford Farms will remain a great place to live and our property value remains high. Hope to see you at the General Membership Meeting.

Paul Hurst

**Paul Hurst**

President,  
Bradford Farms Homeowner's Association