

Stone Brook Community Association

Working through a Dispute with a Neighbor

If you are being disturbed by a neighbor's barking dog, loud noise, unwanted disturbance or other conditions that you feel warrant attention, you may wish to consider taking the following steps:

Talk to your neighbor first. If you contact the authorities first, they will likely ask whether you have communicated the problem to your neighbor and if not, they will ask you to do so.

Approaching your neighbor:

- Give your neighbor the benefit of the doubt. Approach the subject in a manner that suggests you believe your neighbor is unaware of the problem, rather than assuming they know but just don't care. People often don't realize that their actions annoy others.
- Tactfully present your side of the story.
- Expect a defensive reaction, and be prepared to calmly answer any complaints about your own behavior.
- Express your desire to work together to find a solution that satisfies the both of you. Ask for ideas your neighbor may volunteer to take help solve the situation. Offer to pay for some of the costs of required action, if it's within your means.
- Discuss your differences on neutral ground, rather than on your property or theirs. Ask questions or make requests, rather than shouting demands.

If the problem persists, make your requests to your neighbor in writing.

- The letter should carefully state the situation. Without making threats, you should state if the situation doesn't improve you'll be forced to notify the authorities and take appropriate legal action. Keep a copy of your letter, you'll need it if, as a last resort, you later must take legal action against your neighbor.

Keep a written record of the incidents.

- You should write down each date the incident occurs, the duration and the time of day. You should also keep a record of the requests you have made to your neighbor to stop the disturbance.

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Contact the authorities if the situation persists

- If you believe that this is a violation of the HOA covenants then you are urged to use the complaint form located on the Stone Brook website.
Stone Brook [Complaint Form](#)
- After documenting the occurrences and trying the above steps first, and it is not an HOA violation, contact the police for any civil disturbances and the Warren County Animal Control for animal related incidents.

The Village of South Lebanon currently contracts with the Warren County Sheriff's Office for police protection.

Contact the South Lebanon post of the Warren county sheriff.

Telephone: (513) 494-1062 or (513) 695-2525 or 911 in an emergency

<http://southlebanonohio.org/sheriff/>

Warren County Animal Control

230 Cook Road, Lebanon Ohio 45036

Warren County Dispatch 513-932-4080

<https://www.co.warren.oh.us/Commissioners/Departments/Dog.aspx>

Fire & EMS

The Village of South Lebanon is served by the Union Township Fire Department for portions of the community north of the Little Miami River, and the Hamilton Township Fire Department for areas south of the River. .

For Stone Brook, the community is serviced by Hamilton Township

Hamilton Township Fire Department

<https://www.hamilton-township.org/departments/fire/>

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Attachment

From the Stone Brook covenants. These are some of the more common issues. Please read the entire section on Restrictions for other possible violations.

USE RESTRICTIONS AND MAINTENANCE

8.1 Restrictions. The Property shall be subject to the following restrictions:

8.1.1 Purpose of Property: Except for parcels designated as Common Areas, the Property shall be used only for residential purposes and common recreational purposes auxiliary thereto. Garages shall be used only for the parking of vehicles and other customary uses and shall not be used for or converted into living area, (e.g. family room, bedrooms, offices or recreational rooms). The Declarant or a Builder shall have the right to use unsold residences as model homes or sales offices.

8.1.2 Nuisance: No obnoxious or offensive activity of any kind shall be engaged in on any Lot nor shall any Owner or occupant thereof engage in any activities that interfere with the quiet enjoyment, comfort and health of the occupants of adjacent neighboring Lots. This paragraph shall not apply to any Lots owned by the Declarant or a Builder and held for sale.

8.1.3 Animals and Pets: No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets (excluding pot-belly pigs) may be kept, provided that they do not exceed three (3) in number and they are not kept, bred or maintained for any commercial purpose. Notwithstanding the above, in the event such household pets have a litter, the Owner shall have a period of one hundred twenty (120) days from the date of such birth to dispose of such excess pets.

8.1.4 Signage: No sign of any kind shall be displayed to the public view on any Lot except: (a) one (1) professional sign of not more than two (2) square feet; or (b) one (1) sign of not more than nine (9) square feet advertising the property for sale. This paragraph shall not apply to signs used by Declarant or a Builder to advertise the Property during the construction or sale period.

8.1.5 Trash: No burning of any trash and no accumulation or storage of litter, new or used building materials or trash of any kind shall be permitted on any Lot. Trash and garbage shall be placed in sanitary containers and shall not be permitted to remain in the public view except on days of trash collection. This paragraph shall not apply to any Lots owned by the Declarant or a Builder and held for sale.

The covenants are located on the Stone Brook website.

Stone Brook [Covenants](#)