

BROOK MEADOWS GAZETTE

Our Neighborhood News

Volume 2, Issue 1

July 2004



INSIDE THIS ISSUE:

<i>President's Letter</i>	1
<i>Real Estate News</i>	1
<i>New Neighbors</i>	2
<i>Inane Ramblings</i>	2
<i>New Neighbor Welcome</i>	3
<i>Cinco de Mayo</i>	3
<i>Committee Reports</i>	4,5
<i>Social Calendar</i>	5
<i>Treasurer's Report</i>	6
<i>Grapevine Talk</i>	6
<i>Suggestions Contact Info</i>	6

New Officers for 2004

- PRESIDENT**
Woody Anderson
woodyanderson@comcast.net
- VICE-PRESIDENT**
Mark Adams
Mark_L_Adams@ML.com
- TREASURER**
Howard Wixson
hwixson@comcast.net
- SECRETARY**
Cindy Newman
CRNewman1234@aol.com
- DIRECTOR-at-Large**
Brett Flournoy
brett_flournoy@agilent.com

LETTER FROM THE PRESIDENT



From the Prez:

Rain, rain, go away, come back another day! Can you believe the summer is almost half over? I want to take this opportunity to review our past year's activities and update everyone on what is planned for 2004.

First of all we had our Annual Homeowners Meeting on April 14th to review the accomplishments of 2003 and elect this year's Board of Directors. In 2003, the Board of Directors focused on developing a mission statement, which is to re-unite the neighborhood and make Brook Meadows the best place to live in Colleyville. We sponsored a number of social gatherings throughout the year and began providing this newsletter on a regular basis to help improve neighborhood communications. Most of our

volunteer committees were filled and Block Captains were established. All in all, 2003 was a busy and productive year.

This year we once again have a number of social gatherings planned, along with plenty of committees where we need additional volunteers. The exciting news for 2004 is a majority of homeowners approved the revised CC&R's in June, which is a very positive step forward for all Brook Meadows' homeowners.

I hope all of you have some great family activities planned for the remainder of the summer. Thank you to Brad Rice and Brandi Elder for their time and Notary assistance in the ratification of the CC&R's. Have a safe and enjoyable summer and please wave at your neighbor as they pass by!

Sincerely, **Woody Anderson**

BROOK MEADOWS REAL ESTATE NEWS

Did you know that in the past six months we have had six new families move into Brook Meadows and three more will be joining us by the end of July. The value of our homes continue to remain strong as indicated by the numbers below:

<u>Square Feet</u>	<u>Sale Price</u>	<u>\$ per Sq. Ft.</u>
3,387	\$360,000	\$106.29
3,580	\$369,900	\$103.32
3,738	\$395,000	\$105.67
4,086	\$468,000	\$114.54
5,650	\$560,000	\$ 99.12

Average Sale Price per Square Foot = \$105.33

WWW.BROOKMEADOWS.ORG



NEW NEIGHBORS

Arthur and Carole Taylor: **2900 Shenandoah Place**

We would like to introduce Art and Carole Taylor to our Neighborhood. They moved in March from Hurst. Art is the President and COO of both Tony Roma's and Pancho's. He is originally from the Rio Grande Valley and is an avid runner. He has over 40 marathons under his belt. Carole is an architect and Project Manager for Cushman and Wakefield Real Estate. She is a native from Fort Worth and loves "altering" their home and listening to classical music. They have an adult daughter, Stephanie, who lives in Dallas and a seven year old son, Matt, who attends Highland Meadows Montessori School in Southlake.

Scott and Julie Shiles: **2705 Jackson Court**

Please help us welcome Scott and Julie Shiles to our neighborhood. They moved in July from Las Colinas. He is from Oklahoma and she is from Florida. They have a daughter named Ashton who is 3 years old. Saltwater Paradise is the name of their company. They do custom aquariums, corals, and fish. They also offer maintenance for the above. Scuba diving is one of their hobbies. Julie loves to work with scrapbooks and Scott is learning to play the guitar.

Chris and Laurie Falco: **4711 Shadywood Lane**

We would like to introduce Chris and Lori Falco to Brook Meadows. They moved in May all the way from Grapevine just off of Hall Johnson. They have two children. Michael is 12 and Sara is 7. He attends Colleyville Middle School and she O.C. Taylor. Chris works with databases while Lori is a homemaker.

Bill and Felicia Smith: **4500 Shadycreek Lane**

Please help us welcome Bill and Felicia Smith to Brook Meadows. They moved in mid-April all the way from Southlake. They have three children. Jessica is the oldest at 13. Kaylie is 9 and Bailey is 4. Bill is originally from Hurst and Felicia is a Fort Worth native. The kids are involved in volleyball, softball, basketball, and dance. The whole family enjoys owning horses and snow skiing. Bill owns Custom Window Treatments.

DT Nguyen and Thuy Vu: **2704 Meadowview Drive**

We would like to introduce DT and Thuy to our neighborhood. Having moved a short distance from Grapevine, this family is happy to be in Brook Meadows. They have three children. Nicholas is 11 and will attend CMS next year. Alex and Lauren, 9 and 6, will go to O.C. Taylor. All three kids just completed Kung Fu camp. Welcome to Brook Meadows!

This is how our Annual Dues were spent last year:

<u>Expense Category</u>	<u>%</u>	<u>\$\$\$\$\$</u>
Landscape	49%	\$ 147.00
Insurance	14%	42.00
Water	12%	36.00
Electric	11%	33.00
Publishing Committee	6%	18.00
Legal Fees	4%	12.00
Welcoming Committee	1%	3.00
Holiday Committee	1%	3.00
Governance Committee	1%	3.00
Postage & Delivery	1%	3.00
Total Assessment		\$ 300.00

INANE RAMBLINGS, by Brett Flourney

Glade and Heritage is nice and quiet, as the Atlanticians have apparently all drowned, along with half of my shrubs; and our pear trees continue to entertain us. Phil Mickelson, the golfer known as Lefty, is actually right handed, taught by his Dad, a former Blue Angel, to play that way. If you are sending your child to college this autumn for the first time, get ready for one of life's great moments and goodbyes - and take plenty of hankies - it will be hard to recognize how good of a thing it is. Was in

Seattle recently for four straight days of 85-degree weather, what are the odds? Same as 19 straight days of rain in Colleyville maybe? And how are you supposed to eat salmon without Tabasco? They cook it HOW??? Sounds like we need a neighborhood crawfish boil next year. Today's definition, SEMI-RETIRED: don't wanna work, but gotta. If anyone has one of those panel stereos, and wants to update it to CD, I figured out how to do it, just call....

New Neighbor Get Together

Woody and Mary Anderson graciously hosted this social event for the Board of Directors and Social Committee on Thursday, March 25th. Eight out of eleven Brook Meadows' new families attended. This meeting encouraged our "newbies" to meet and greet other new residents as well as the Board. Refreshments were provided and the event was successful. Cindy Acquavella solicited donations from many business owners within our subdivision to create a Welcome gift and to inform our new neighbors of businesses owned by Brook Meadows' residents. The following donations were received:

Sally Bultmann – **Good Things For All Seasons**, Grapevine – set of two patio glasses with trays.

Ray Duchscherer – **Golf USA**, Target center – golf caps and golf balls (box of 3).

Ron & Lynn Gentry – **Kincaid's** – gift certificate for Kincaid's hamburgers.

Cindy Acquavella – **Acquavella Insurance Agency** – wildflower seeds & notepads.

Johnny & Vicky Minshew – **Vending Nut Company**, Fort Worth – 1 lb. Cajun mixed nuts.

Rich Schreder – **Kwik Kar**, Valley Ranch – gift certificate to Kwik Kar Lube.

Angie Wixson – **Decorator** – scented candles.

Pam Freitas – **Chinese Pearls** – necklace with pearls.

Susan Hagemeier – **floral arrangements & decorating** – planter container & wrapping for donated items.

A huge thank you to these business owners for caring! Let's hope that all residents of Brook Meadows will support their neighbors, especially those involved in our community.



Cinco de Mayo

The latest social event for BMHA was the Cinco de Mayo celebration held Saturday, May 8th. The event was hosted by Jim and Pam Freitas on Meadowview Drive. The poolside fun began at 7:30 in the evening and didn't end until the last people left at 2:00am! There were dozens of neighbors eating chips and salsa and drinking Mexican beer and margaritas. A fajita bar was provided and guests brought side dishes to compliment the excellent spread. The Freitas' and those who attended are already looking forward to next year's party.



Our Hosts—Jim & Pam Freitas



The Cushings welcome the Gnadts



Kevin is happy to be home...
JoCarol is worn out !!!



Mark, Nancy, Bill, Lynn, and Ron enjoying the evening.



Mary, Mary not so contrary...

"...no funds from BMHA are used toward social events."

COMMITTEE REPORTS

A complete list of committees and their members can be found on our website www.BrookMeadows.org

WELCOMING COMMITTEE

CINDY NEWMAN, CHAIR

The Welcoming Committee started the last fiscal year with few guidelines for how new residents were welcomed in the past. We took those guidelines modified them, created goals, and established territories for welcoming those folks moving to Brook Meadows. We had a very successful year for '03 – '04! Eleven families relocated to our area. All homeowners whose lots owed dues paid. Cindy Newman, Jo Carol Haynes, Amy Anderson, Gwen Skiff, and Shelley Flournoy made up this fabulous team. This committee welcomed new neighbors with a Texas themed gift basket filled with delicious treats. Included was a copy of BM's Social Calendar, most recent BM newsletter, Colleyville's Chamber of Commerce Community and Business Directory as well as a personal invite to our next social event. Next, we provided a dues invoice including their Block Captain's name and phone number, a Directory Information sheet, and a copy of BM's Budget. The members for the new year are Cindy Newman, Jo Carol Haynes, Amy Anderson, Shelley Flournoy, Lisa Montgomery, and Heather Turrentine.

LANDSCAPE COMMITTEE

LYNN GENTRY, CHAIR

Having served on this committee for 3 years, Lynn Gentry and her team have accomplished much. Last year they were able to enhance the fountain and island at the Lakeside entrance. Crepe myrtles had to be removed from the Glade entrance due to damage they were causing and new trees were added along Glade Road. One of their goals for this year is to tie all the entrances to Brook Meadows together. Another goal is to complete the island with additional landscape. A third goal is to add signage and raised beds to the Jackson corner to tie all entrances together. Improving the signage and lighting at Glade will also give our neighborhood an updated look which will compliment the subdivisions around us. Members for this year are Lynn Gentry, Susan Wilson, Angie Wixson, Walter Aue, Sharon Chan, and Jim Davis.

The Yard of the Month winners:

May – Jim & Barbara Tressler

June – Jim & Lori Weber

July – Russ & Cathy Fisher

SOCIAL COMMITTEE

SHELLEY HAAKER-FOURNOY, CHAIR

The Social committee began the year with the calendar used by previous social committees for Brook Meadows. Their goal was to meet and get to know the homeowners and to help to create a feeling of community. The members created a timeline for each proposed event from concept to newsletter article planned out. Octoberfest was a new party taking the place of an adult costume party. The New Neighbors Get Together was also added so that those folk moving in after the annual meeting would have the opportunity to meet the Board and other new neighbors. This year the committee hopes to hold a golf outing and more activities for children. They are always looking for volunteers to host any activity. The members of this committee are Shelley Haaker-Flournoy, Pam Freitus, and Cindy Newman.

PUBLICATIONS COMMITTEE

HOWARD WIXSON, CHAIR

The Publications committee is responsible for creating the quarterly newsletter, creating and updating the website, and the BMHA Directory. Finding an affordable company to print the newsletters was an accomplishment. Last year we published 3 newsletters and received nice comments for our efforts. This year having more volunteers will be appreciated. One of our goals is to expand the newsletter to six pages instead of four, and begin selling ad space to offset the cost of the newsletter and website. We are always looking for ways to improve our product. Let us know what you think. The members for this year are Howard Wixson, Cindy Newman, Karen Pirzchalski, Amy Gnadt, Chris Turrentine, and Greg Stone.

BLOCK CAPTAINS

SUSAN GRYLLES, CHAIR

The Block Captain program was created last year to be the 'feet on the street' contact with their direct neighbors. The Block Captain should know most of the "life events" of their neighbors and be the conduit for complaints or comments for the Board. Brook Meadows was divided into 12 areas of about 12 homes. A Block Captain was assigned to each area. Meetings were held to present the HOA survey to homeowners and to meet and greet your neighbors. This year the Board hopes to better utilize the support of the Block Captains. If you are interested in helping with this committee, please contact Susan or a Board Member.

COMMITTEE REPORTS

A complete list of committees and their members can be found on our website www.BrookMeadows.org

GOVERNANCE COMMITTEE

MARK ADAMS, CHAIR

In the Fall of 2003, the Governance committee distributed a survey for Brook Meadows homeowners regarding HOA issues. The results are posted on the website and were printed in the February 2004 newsletter. This data was used by the Board in determining the direction for which to lead the Association. As a result of this data, a mandatory association was established. In the June 18 letter from the Board, homeowner suggestions and concerns regarding the amended CC&R's are welcomed. This committee will be addressing the feedback you have provided as well as revising the By-laws. The members of this committee are Mark Adams, Ron Gentry, Kevin Haynes, Brad Rice, Tom Slone, and Donna Woods.

HOLIDAY DECORATIONS

ANGIE WIXSON, CHAIR

One of our long time residents is serving as Chair of the Holiday Decorations Committee. Angie has served on this committee for the last several years. Every year she has added decorations to the collection and this past year was no exception. Last year, the new ornaments purchased were to decorate the fountain. The added embellishments on the garland and wreaths were spectacular. Residents of nearby Thornberry even complimented the display. At the other entrances to our neighborhood, we want to thank Walter Aue for his extra effort helping with the lights. Look for a new display of lights by Angie's husband, Howard, and Walter this next year. The members for this year are Angie Wixson, Walter Aue, Amy Gnadt, and Dorie Cranshaw.

Hey !!

Brook Meadows Business Owners

You can put your Business Ad right here in front of your neighbors.
For a price that will surprise you.

Call Cindy at (817) 545-9105
Or email CRNewman1234@aol.com

ARCHITECTURAL CONTROL

PHIL NEWMAN, CHAIR

This has been a busy year for the Architectural Control Committee (ACC). Assisting Phil on the ACC is Mark Adams and Jessica Stutz. The committee started out the year trying to uphold the requirements of the CC&R's. This proved to be a difficult task as most felt that given the old CC&R's, the ACC didn't have any authority. Even with that as an obstacle, the ACC met and attempted to uphold a standard for the neighborhood. Because of the large number of new roofs being placed on the houses, the ACC developed a special roofing application form that made it easier for the committee to review and approve the roofs. In addition, the ACC reviewed and approved applications for new fences and other improvements, as the requests were received. The exciting news is that, now with the approval and promulgation of the new CC&R's, the ACC has its approval authority clearly defined. In addition, the ACC committee size will need to be increased and all improvements will need to be submitted and approved by the committee following the CC&R requirements. If you are interested in joining the ACC, please contact any board member.

SOCIAL CALENDAR 2004-2005

Month	Event
August	Block Party being discussed
September	
October	Octoberfest Annual HOA Garage Sale Annual Children's Halloween Parade
November	
December	Ladies Ornament Exchange Christmas/Holidays in Brook Meadows Pirzchalski Train Open House

If you have not been to one of the Social events, you are missing a great time. Virtually everybody that attends their first event returns to the next events because they have such a good time visiting with our wonderful neighbors. **Come and find out what you are missing.**

HEARD IT THROUGH THE GRAPEVINE....

Bill and Nancy Dennis will become new grandparents when Bill's son, Eric, and Jennifer give birth in August.

Congrats to Lynn Browder who married James Betts.

Pam Freitus has pearls for sale...very reasonable.

Donna Woods is selling Mary Kay. Keep it in the neighborhood.

Philip Newman made Cindy Acquavella an honest woman as they exchanged vows in Jamaica in June.

Jonathan Newman, Phil's son, graduated Summa Cum Laude, from Cal State Fullerton and has been accepted to Chapman Univ to study for his Doctorate in Physical Therapy.

Please pass any life events of your family or your neighbors to:
Cindy Newman at
CRNewman1234@aol.com

Any comments, criticisms, complaints or other "C" words, please contact:

Howard Wixson
hwixson@comcast.net

Or Mail to: Brook Meadows
Homeowners Association
PO Box 492
Colleyville, TX 76034

BMHA Treasurers Report

As of June 30, 2004 (corrected to reflect fiscal year beginning 4-1-2004)

	Actual	2004-2005 Budget	Variance
Beginning Balances:			
Checking	\$ 12,138	\$ 6,773	
Retainer in Trust	1,211		
Certificate of Deposit	13,507	13,480	
	\$ 26,856	\$ 20,253	
Income:			
Members Paid Full	74	110	37
Members Paid Partial	1		
Dues	\$ 22,350	\$ 33,000	\$ 10,650
Interest	27	110	83
Total Income	\$ 22,377	\$ 33,110	\$ 10,733
Expenses:			
ADVERTISING	\$ 0	\$ 0	\$ 0
BAD DEBT	-	-	-
BANK CHARGES	-	-	-
COMMITTEES			
Administration	423	-	(423)
Architectural	-	-	-
Governance	932	-	(932)
Holiday	-	400	400
Landscape Total	5,528		
Capital Improvements	-	4,000	4,000
Fountain Maint	162	1,500	1,338
Lawn & Landscape	5,365	10,500	5,135
Publishing Total	303	1,600	1,297
Directory	-	-	-
Newsletter	-	-	-
Website	303	-	-
Social	-	-	-
Welcoming	24	250	226
DONATIONS	-	-	-
INSURANCE	-	2,000	2,000
General Liability	-		
Directors & Officers	-		
LEGAL & PROFESSIONAL	8,470	3,000	(5,470)
Retainer In Trust	(1,211)	0	1,211
MISCELLANEOUS	-	500	500
UTILITIES	1,306		
Gas & Electric	565	2,500	1,935
Water	741	4,100	3,359
Total Expenses	\$ 15,775	\$ 30,350	\$ 14,576
Ending Cash Balance	\$ 26,856		

THANK YOU KAREN

The Board would like to recognize the efforts of Karen Pirzchalski. She has been active in both her neighborhood and community. Karen has served in many capacities on the Board. She was the Director-at-Large as well as Treasurer for three years. Stan, Karen's husband, assisted her in writing a quarterly neighborhood newsletter for four years. Model trains, one of her hobbies, are displayed every Christmas in her home for all to view. The price of admission is a toy or food item donation to be given to GRACE for charity. Keep in mind; Karen did all of this while undergoing breast cancer surgery, chemotherapy, and radiation. She also managed to earn her MBA from LeTourneau University completing a 22-month program at the Bedford campus. She has served on the Board of Directors for Casa Manana, coordinates the Eucharistic Ministry for Good Shepherd Catholic Church in Colleyville, and Tarrant County March of Dimes for Chase Bank this year. Thank you Karen, for all you do to help those around you. It takes a very special person to be so giving, and you are one very special person. We are lucky to have you as a neighbor.