



Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

Volume 1, Number 2

www.brookmeadows.org

November 2006

Message From Your Board

Greetings Neighbors, Welcome to the 2nd issue of our monthly newsletter.

As a Board, we wanted to take a brief moment, and talk about our shift in focus. Over the last 2 years, the focus of the Board has been to finalize and complete the revision of our CC&Rs and the needed update of our Bylaws. While these items were extremely important and needed, the energy required to complete these tasks admittedly left very little time to commit to other worthy causes. With these important items now complete, the Board has now shifted its' focus to restoring the community spirit in Brook Meadows. As we enter into the Holiday Season, we hope that each of you will take the opportunity to join your neighbors in some fun and exciting events. The upcoming social events are the best opportunities to get to know and enjoy your neighbors. Please see our social calendar in this newsletter for a listing of all planned events.

As with all homeowners associations, a vital part of success depends upon the volunteer efforts. Our Committees are really making it happen, and we wanted to take a moment to highlight those neighbors who are making the difference.

Our Welcoming Committee has been revived, and is doing a marvelous job welcoming our new neighbors into the community. Special thanks to Jo Carol Haynes, Chairperson, and members, Gigi Ball and Dorothy Folk for making this activity a success. Because of their efforts you will see some new names to our community volunteering to help us with the Social Committee.

Our Landscape Committee has been hard at work, developing plans for our entrances, and managing the maintenance of our common areas. They have adopted "WOW!!" as their battle cry and ask you to pay attention to the landscaping over the next six months to see if you agree. This is a critical function for our association, and we want to send a heart felt thank you to: Donna Woods, Chairperson, and members Sheila Gendron, Felicia Smith, Sharon Chan, and Angie Wixson. Wonderful job neighbors!

Under the leadership of Brett Flournoy our Social Committee has been restored, and is now actively working to introduce a number of fun filled events. Special thanks to Brett, as well as Monica Guzman and Ana Hinajosa for bringing a dormant committee back to life. Monica and Ana are new to our neighborhood and we not only welcome them to our community, but also thank them for volunteering to help Brook Meadows be a better place to live. This team is really making a difference.

To the rest of you, we look forward to seeing you at our Social events over the next few months. If you happen to see one of the volunteers mentioned in this article, please take the time to thank them for stepping up to help our neighborhood to be the best it can be.

Remember we need more members for every committee; it's a great way to make a difference in your neighborhood, so go to www.brookmeadows.org and check out the committees. You'll be glad you did.

It's great to be your neighbor!

Board of Directors, BMHA

Architectural Control Committee

Per the newly filed Covenants, Conditions & Restrictions, in effect since June 13th, we have an approved Architectural Review Committee (ARC). The ARC was put in place to protect our property values by ensuring that all visible new construction, maintenance, and landscaping is in concert with the look and feel of the neighborhood. It is required for each of us, BEFORE making any visible exterior changes, to make contact with the ARC for plan approval. General maintenance or replacement of exterior features with 'like kind and color' does not require ARC approval. The ARC is currently working on a procedure for reporting your proposed changes. Once the procedures are finished and approved, we will post them on the website and in our newsletter. Until that time, please send notice to:

ARC

PO Box 492

Colleyville, TX 76034

or Email to ARC@brookmeadows.org

**View the Brook Meadows
Homeowner's Association Newsletter
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Brook Meadows

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If you have any ideas to make our newsletter better, please contact the editor. We want your input, ideas, and even your articles.

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Brook Meadows Comes Alive!

Just like Peter Frampton (who???) Yes, it's time to kick start the social functions within the neighborhood; to that end the Social Committee is tanned, rested, and ready. Joining me on this year's committee are new neighbors and volunteers Ana Hinojosa and Monica Guzman - thank you both so much! As of this writing we have not had a first meeting, so what you read here about activities in 2007 are conceptual, and will be firmed up by the next newsletter.

Communication: We need your email addresses!!! This will be our primary method of communicating events. Please send them (please, please, please) to Howard Wixson at this address: hwixson@comcast.net. The other methods will be this newsletter, and the www.brookmeadows.org website, along with occasional signage. Did I mention that We need your email addresses!!!

Our philosophy: If it is social, it's all good. This is not rocket science; we don't need spreadsheets, planning documents, or color brochures for an event. What we need is people getting together. So, planning will be based on simplicity, repeatability, and consistency. With that, the confirmed events, and some ideas....

Annual Christmas Party - Sunday, December 10th, 6:30-9:00 PM, at the beautiful home of Bill and Nancy Dennis, 4600 Shadycreek Lane. Thank you Bill and Nancy for doing this for us.... again! You are very gracious. \$10 per head at the door please will cover the food and vino.

Ladies Ornament Exchange - will be at the home of Kim Adams, 4802 Shadywood Lane, date is still to be decided. Kim is a "fire-ball" and knows how to throw a party. This is the event of the season that the ladies enjoy each year.

Third Tuesdays - starting in January of 2007. This is planned to be a monthly get-together, and will vary each month. Time and location will appear in the newsletter, email blasts, and some signage the week of. Things like group dinners at LaHacienda Ranch, happy hours at Mac's, burgers at Kincaid's, evenings at Grapevine's Main Street Blues, everything is on the table - even taqueria visits. Intended to be "come if you can" and interactive. Great way to meet your neighbors. We will see where it grows to...couples golf maybe?

Brook Meadows Garage Sale - we need one, more on that later. Have considered one in the fall and another in the spring. If you have any thoughts on the Garage Sale, please let me know.

Grateful Dads Concert - this is our resident rock band, lead by ancient rockers (appropriate) Doug "Clapton" Guerriere and Jon "Ziggie" Lamb. There is no truth to the rumor they were shut down by the Colleyville police...in our back yard. None. We need a backyard venue for an event - anyone game???

That's it for now, please forward ideas or wishes to volunteer...and send those email addresses...

Brett Flournoy, Social Committee -- brett@vinunici.com

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Brook Meadows residents, limit 30 words, please e-mail hwixson@comcast.net

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales Office @ 888-687-6444 or advertising@PEELinc.com.

Welcome the Brittell's

John and Lisa Brittell moved to 4514 Shadywood Lane in February when a transfer brought them to Texas from Philadelphia. John is VP of E-Commerce for Game Stop. Lisa's sister already lived in the Metroplex, so they felt familiar with the area from the start. Joe, age 15, and Jonathan, age 9, three cats and a dog round out the Brittell family. The boys are up on the newest video game happenings and they all love walking and biking, so you will often see them out and about in the neighborhood. Lisa commented on how much she loves Texas' weather, the close neighborhood feeling, and the friendly welcome they have received. We all welcome the Brittells to our neighborhood.

Say Hi to the Botts'

Please welcome Garrett and Jill Bott to our neighborhood. They moved into 4804 Shadycreek Lane in February from Flower Mound. Barrett is from Fort Worth and Jill grew up in Atlanta. He is in the medical research field and started his own business, North Hills Medical Research, eleven years ago. Jill was formerly with Kemet Electronics, but now stays 'plugged in' at home caring for their two children; Brooke, 3, and Braeden, 2, two dogs and a cat that round out this active family. Although they enjoy football and fishing, most of their extra time these days is taken up by the massive remodeling project they are doing on their pool and back yard area.

The Hinojosa's make Brook Meadows their home

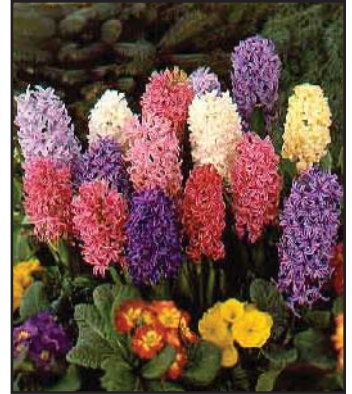
4618 Shadywood Lane is now home to the Hinojosa family. Although originally from the Rio Grande Valley, their careers have taken them to several locations in the US. Job openings in Texas enabled them to relocate to this area from Los Angeles in August. Gilbert is a pilot for the government and Ana is the DFW Area Port Director for the U.S. Customs and Border Protection Department of Homeland Security, where she oversees all international clearances. Gilbert's mom, Amalia, lives with them and helps care for Jacob, 15, and Gabriel, 13. They also have a son AJ who is attending Cal State Fullerton as a freshman studying computer engineering, and two very lucky rescued dogs were recently adopted. They enjoy entertaining, cards, music, golf, motorcycles and attending Rangers games. Welcome Hinojosa's!!

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NOVEMBER GARDENING TIPS

November brings us cooler weather, shorter days, and a chance to sit back, relax and see the beautiful results of all our fall planting. Many of us have just finished changing out our flower beds from summer to winter color. We've pulled up old plant material, worked in some good organic matter such as cow manure and compost, and planted cool weather annuals such as pansies and cabbages. But wait! There's one more thing to consider...because it's spring bulb season!



Our local nurseries offer a large and tempting selection of spring blooming bulbs right now. There are numerous varieties of daffodils and tulips to choose from along with snow drops, crocuses, grape hyacinths, and regular hyacinths, just to name a few. The real trick is in choosing the right bulbs to get the most show for your money next spring.

CHOOSE CAREFULLY

Choose healthy, blemish and mold free bulbs from your nursery. When healthy bulbs are squeezed slightly they are firm and solid like an onion. Next, be sure to chill your bulbs for 3 to 4 weeks in a refrigerator (not the freezer) to simulate winter hibernation. After chilling, plant the bulbs root side down at the recommended depth printed on the back of the bulb package with a tablespoon of bone meal thrown into each hole.



Water sparingly as too much water can cause root rot. Bulbs can be planted directly into your flowerbeds among your annuals, in your ground cover, or in pots. All bulbs should be planted before freezing cold weather or New Years in our area to achieve the best results. Finally, keep an eye out for tunnels in your turf and beds because moles love to eat bulbs.

EXTEND YOUR FLOWERING SEASON

Bulbs can extend and expand the spring blooming season, providing a parade of changing color outside from February through April. To do this, choose bulbs with a variety of blooming times. Most tulip bulb packages will designate bloom time clearly, listing the bulb as an early, middle or late springtime bloomer. By planting tulips from all three bloom times in the same bed, you can extend bloom time from two to almost four weeks.

(Continued on page 5)

Brook Meadows

YARD OF THE MONTH OCTOBER 2006

Congratulations go out to Ron and Lynn Gentry, at 4400 Shadywood Lane, for being chosen YARD OF THE MONTH for October 2006. Lynn and Ron built their home in 1994 and have not stopped building, adding, remodeling, and making their home the showplace that it is, inside and out. Their life has been very full raising their two now adult children and building their thriving family business, Kincaid's Hamburgers in Fort Worth, Southlake, and soon in other DFW cities. Ron is a former President of our Homeowners Association, and Lynn spent many years as the Chairman of the Landscape committee. We all thank the Gentry's for their efforts in making Brook Meadows a more beautiful place to live.

Your BM Landscaping Committee will be out looking for next month's Yard of the Month, so spruce up your yard; plant colorful flowers and your home may be chosen as Yard of the Month. Also if you'd like to join our Landscape Committee just go to our web site www.Brookmeadows.org and click on Committees for contact info. Happy Gardening!!



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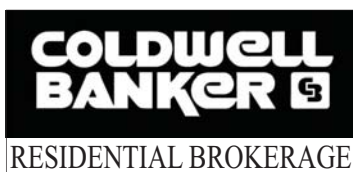
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Gardening tips - (Continued from page 3)

Bloom times also differ among the different types of flowers. Crocuses and snowdrops announce the beginning of the bloom season in late February. This is followed by the daffodils in early March, and then the tulips and grape hyacinths from late March into April. The last tulip petals will fall quickly within a few days of continual heat or during a hailstorm, which ever comes first!

EXTRA SURPRISES

In Texas, bigger is usually better...with the exception of the little narcissi...they look like small daffodils. Multi packs of narcissi mixed with grape hyacinths are available in the nurseries. These plants will look phenomenal planted in a bed of ground cover such as Asian Jasmine. The



two plants poke their heads from under the ground cover in mid to late spring and provide a charming display near walkways where up close viewing is possible.

Finally, don't forget to purchase extra bulbs for indoor forcing. Take a few bulbs from the refrigerator every two weeks and plant them in bulb pots... you'll have continual color in your house from December onward. Paper white narcissi and amaryllis are perfect choices for this.

With a little planning and wise purchasing you can pump up your spring landscape with all the beauty and variety that spring bulbs have to offer. Good luck & Good Gardening!!

Oregon? Chicago? Texas!!!

a humorous look at location stereotypes

by Brett Flournoy – the Inane Rambler...

Ever meet anyone from Oregon? Tell me, exactly how many minutes did it take them to extol the virtues of their perfect lifestyle, their perfect living location? Not many, right? Now - don't get me wrong - Oregon is a beautiful place, albeit with 'iffy' weather. But there are many beautiful places, and in most of those the people don't go to extremes to give you an opinion you didn't request. Only Oregon, and I surmise that it has little to do with the actual beauty of the place and more to do with learned behavior.

Recently I was on an LSU sports message board, and some guy joins the group, from Oregon. Within minutes, he is talking trash about how great Oregon is, to an LSU Football Board!!! Enough already. Thinking about it, I decided there must be something deeper in the collective psyche of Oregonians, something "learned", maybe inbred, there, something they are compelled to do, with little basis in the actual facts.

Same with Chicago. Who from Chicago doesn't claim to have the best (1) pizza, (2) blues, (3) arts, or (4) baseball, among other things, without your having asked? I encountered the topper just this week, and it represented an infringement. We were on a trip to California, and in a group dinner situation, this guy starts claiming that - get this - "Chicago ribs" are the best anywhere (yes, he WAS from there). This means war. Never mind that he has never (no doubt) had ribs anywhere else. Never mind that I, or anyone else at the table, had ever heard of Chicago ribs. Only the glare from my wife prevented a major brouhaha. Little did he know, however, that I had a secret - we recently had relatives visit from Chicago, who were seeking, with great zeal, the Texas BBQ experience? Well, it's straight from DFW to The Railhead, and darn the luck - it's rib day! They happily gorged themselves, and never once mentioned Chicago ribs.

It's good that we here in Texas are above this sort of thing, that we are not slaves to such "learned" behavior. Just knowing that we have the best Mexican, BBQ, steaks, margaritas, football, weather, cheerleaders, well, that's enough for us!

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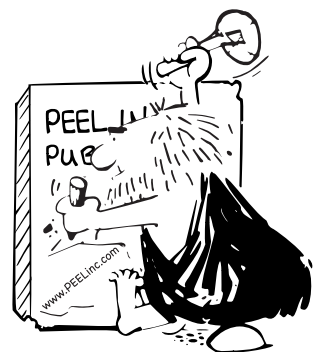
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Texas Events - November

Brook Meadows

REAL ESTATE STATS FOR 2006

| Active listing: | | Per Sq Ft |
|----------------------|-----------|-----------|
| 4827 Lakeside Dr. | \$456,000 | \$104.66 |
| 4810 Shadywood | \$575,000 | \$125.57 |
| Sales Pending: | | |
| 4604 Green Oaks | \$549,000 | \$152.80 |
| Sold since 1/1/2006: | | |
| 4820 Lakeside Dr. | \$425,000 | \$125.07 |
| 4705 Shadycreek | \$445,000 | \$133.23 |
| 4618 Shadywood | \$437,000 | \$118.65 |
| 4401 Shadycreek | \$475,000 | \$133.43 |
| 2900 Meadowview | \$527,000 | \$125.99 |
| 4901 Green Oaks | \$559,000 | \$111.20 |
| 4514 Shadywood | \$610,000 | \$126.74 |

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2-5—DALLAS: Dallas Symphony Orchestra Morton H. Meyerson Symphony Center. www.dallassymphony.com 214/692-0203

2-5—DALLAS: Fall Dance Concert Features ballet, modern and jazz works. Bob Hope Theatre in the Owen Arts Center, 6101 Bishop Blvd. 214/768-2787

5—DALLAS: Chile Pepperama Includes Junior Chef Pumpkin Ice Cream Crank-Off and Bake Sale, great entertainment, arts & crafts, and children's activities. Old Town Shopping Center at Lovers Lane and Greenville. www.chilepepperama.net 972/943-4624

5—DALLAS: Meadows Wind Ensemble Caruth Auditorium in the Owen Arts Center. 214/768-2787

7—DALLAS: Meadows Percussion Ensemble Caruth Auditorium in the Owen Arts Center. 214/768-1951

10-12—DALLAS: Interstate Batteries Texas Stampede The biggest names in rodeo compete followed by big-time music artists in concert. Visit Christmas Stampede, a holiday marketplace filled with unique, one-of-a-kind gifts. Pace Cattle Drive is Nov. 8. www.texasstampede.org 214/520-8874

10-12—DALLAS: Kenny G Morton H. Meyerson Symphony Center. www.dallassymphony.com 214/692-0203

14—DALLAS: Meadows Chorale Begins at 8 p.m. Caruth Auditorium in the Owen Arts Center. 214/768-2787

15-19—DALLAS: La Discreta Enamorada Greer Garson Theatre in the Owen Arts Center. 214/768-2787

16—DALLAS: Meadow Jazz Orchestra Features an evening of big band favorites. Bob Hope Theatre in the Owen Arts Center. 214/768-1951

17-19—DALLAS: Dallas Symphony Orchestra Morton H. Meyerson Symphony Center. www.dallassymphony.com 214/692-0203

17, 19—DALLAS: Meadows Symphony Orchestra Caruth Auditorium in the Owen Arts Center. 214/768-2787

19—DALLAS: Meadows Chorale Begins at 7:30 p.m. Caruth Auditorium in the Owen Arts Center. 214/768-2787

21—DALLAS: Meadows Guitar Ensemble Begins at 8 p.m. Caruth Auditorium in the Owen Arts Center. 214/768-1951

28-29—DALLAS: The Tragedy of Carmen Greer Garson Theatre in the Owen Arts Center. 214/768-1951

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