



Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

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January 2007

Message From Your Board

Greetings Neighbors,

2006: A Year of Transition For Your BMHA: Now that the Holidays have come and gone, we all can look back on the 2006 year, and some of us will note that it certainly presented many new and significant opportunities and challenges.

From a BMHA organizational point of view, one could say that the most significant opportunity during this last year has also been the most significant challenge to its Board of Directors: successfully making the transition from a voluntary to a mandatory BMHA.

The previous 2005-2006 Board had the opportunity to re-draft the new mandatory BMHA Covenants, Conditions and Restrictions (CC&Rs) for Brook Meadows in a more open and participative environment and had the challenge to successfully obtain Brook Meadows homeowner approval of the new CC&Rs. The previous Board successfully responded to that opportunity and challenge.

Your current 2006-2007 Board had and continues to have the challenge to successfully manage the transition and re-structuring of the BMHA into a mandatory organization. The Board also has the opportunity and obligation to openly and fairly manage the new all-inclusive BMHA and ensure that the best interests of the Brook Meadows community is maintained and protected. While we believe that we have made significant and positive progress in managing the transition and re-structuring of the new mandatory BMHA organization, the measurement of our success, or failure, will be determined by the acceptance and participation by the Brook Meadows community in the new all-inclusive BMHA.

New BMHA Governing Documents and Committees: In the 1st new edition of the BMHA newsletter in October, our "Message From Your Board" included highlights of the new initiatives that the Board was focused upon and highlighted key accomplishments in implementing those initiatives. The following is another progress update, and it highlights the Board's efforts to create the new governing documents that are required to re-structure, manage and operate the new all-inclusive BMHA organization and our progress in forming and staffing BMHA committees:

- New BMHA Bylaws: Drafted, Approved, and Filed.
- New Administrative Resolutions (the "AR's") Drafted, Approved and Filed:

AR001: Assessment Collection and Remedies

AR003: Board of Director Term Limits

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Message from the Social Committee

Happy New Year! We are now kicking off the calendar of social events for 2007, beginning with the Last Tuesday event, scheduled for January 30th, 6:30 PM, at LaHacienda Ranch. There will be signage in the neighborhood prior, but the signs will not have all of the details, as the event will change from month to month. Please RSVP positive to Ana Hinojosa at social@brookmeadows.org, or 817-807-3331, and come to hang, for a beverage, or for dinner with your neighbors.

Other near term activities: Amy Anderson has suggested a once-a-month "Starbucks Walk" on Saturday morning for the ladies. Nothing formal here, if interested then just contact Amy at amy.anderson@comcast.net, maybe just maybe it will grow into something. We are also working a couple of major events for the next six months, more on that later.

How about a Garage Sale in March or April to help jump-start that spring-cleaning ritual? We will be getting information on that out to everybody soon. Any ideas on making this a social event? We have a few and would love hearing yours...

If you did not participate in the Ladies Ornament Exchange, the Christmas Train Display, or the Holiday Christmas Party, you missed some good times. We thank Kim Adams, Karen & Stan Pirzchalski, and Bill & Nancy Dennis for opening their homes to each of us. You guys are the greatest...

The Socials, Brett and Ana... social@brookmeadows.org.



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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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YARD OF THE MONTH

Sharon & Alfonso Chan -- 4819 Lakeside Drive

The yard of the Month for December 2006 is awarded to Sharon and Alfonso Chan. Alfonso is a local boy, went to Nolan High School and SMU Law School. Sharon grew up in upstate New York. They met in engineering school at Rensselaer Polytechnic Institute in New York and were married in 1992, right after college graduation. They lived in Washington D.C. where Sharon was a patent examiner with the US Patent & Trademark Office and Alfonso was a naval officer designing nuclear submarine propulsion systems. They moved to Texas in 1996, where Sharon worked as an engineer for Texas Instruments while Alfonso went to SMU Law School. Sharon now stays at home with their two children, Gabriella (8) and Rico (2). Alfonso is a founding partner in the Law Firm, Shore, Chan, Bragalone, LLP in Dallas. He is an intellectual property attorney whose specialty is patent litigation of electronic systems.

The house had been vacant for over a year when they bought it. The watering system had not been working, the trees were in shock, the grass was all weeds, and the flowerbeds were in bad condition. They added lots of organic material, replaced plants and reshaped the bed shapes. They finally got the plantings in the Jackson beds figured out so they will last an entire season and have learned that the north exposure allows them to plant some surprising things...like 'impatiens' in the summer. What we do not get to see is the backyard. There is a rose garden inside the brick wall along Jackson Road. The grassy lawn slopes away from the house and has a few focal point beds where Sharon has mixed shrubs, annuals and some perennials and bulbs for each season. The very back of the yard are three adolescent pecan trees that have begun giving good pecan crops. The Pecans and Elm trees in the back provide shade and make a good environment for some woodland ferns and hydrangeas. It's a great spot to picnic with their kids, as well. Sharon's strategy for all the beds has been to just mass plant annuals each season. Then add bulbs and perennials to the mix. She had great luck with large dahlia bulbs this summer, planting them in the spring. They had 6 to 8 inch blooms on four-foot tall plants the last half of the summer. Sharon's favorite season is spring, about a week or two before Easter. In addition to planting more than 100 flats of pansies and violas in the beds, she also plants around 2000 daffodils, tulips, grape hyacinths, and narcissi bulbs. They start coming up in February and peak right before Easter. Sharon has had 2 or 3 egg hunts so far because "it looks magical with all the eggs on the grassy lawn, all the spring flowers, and the children running all around."

Their biggest challenge was getting the wall on Jackson to look like part of the house. We should all notice how she has coordinated the plantings in the Jackson beds with those going around the house,

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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

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Brook Meadows

Board Message - (Continued from Cover Page)

AR004: BMHA Board Action and Procedures Regarding Non-Compliance of CC&R, Bylaws, or Articles of Incorporation

AR005: Signage Non-Compliance – Definitions And Analysis

- New AR Currently Being Drafted:

AR002: Budget & Contingency Re-Allocation And Income & Expense Reporting

AR006: Architectural Review Committee (ARC) Forms, Process and Procedures

- New Chairpersons for operational BMHA committees:

Landscape: Donna Woods

Social: Brett Fournoy

Welcoming: Jo Carole Haynes

Holiday Decorations: Carin Prickett

- Pending identification of permanent Chairpersons, the Board has assumed responsibility for the these BMHA committees:

Communications: Howard Wixson

Architectural Review Committee (ARC): Dick Cress

Open-Access to All BMHA Governing Documents: If you would like to read or printout any previous or new BMHA governing document, they all may be viewed on, and downloaded from, the BMHA web page at <http://www.brookmeadows.org/>. If you would like to read all the details of what the Board has been working on during these last few months or any time in the past, please go to the BMHA web page and “click” on [BMHA BOARD], [BOARD MINUTES] and click on any meeting minutes under “2006-2007.”

Transition Into Mandatory ARC Function and Changes: The Board has been responsible for performing the transition into the mandatory BMHA ARC function since the filing of the mandatory CC&Rs on June 13, 2006. Carole Taylor, BMHA Secretary, was responsible for performing all ARC transition activities until late October, when she advised Board President, Kevin Elder, that due to new management responsibilities and associated travel requirements at work, she needed to resign from the Board. Carole’s efforts as Board Secretary and performing the initial ARC transition function required significant personal time and dedication. The Board will miss her, and we wish her well and success in her new work responsibilities. During the November Board meeting, the Board agreed to have Dick Cress assume ARC Board Liaison responsibility to complete the transition into a mandatory ARC.

CC&Rs Non-Compliance Board Action and ARC Governing Documents: To date, the Board, while also temporarily performing the ARC function, has received CC&R’s non-compliance complaints from Brook Meadows homeowners regarding one (1) sign on a lot in the community. The Board addressed and resolved that complaint. The Board subsequently drafted, approved and filed the following three (3) new ARC-related BMHA Administrative Resolutions in November, December and January 2006, respectively: [1] - AR004, which records and documents the BMHA non-compliance process, procedures and actions that were followed to address and resolve the above non-compliance signage complaint; [2] – AR005, which records and documents the BMHA non-compliance signage definitions and ARC analysis procedures; and [3] - AR006 – ARC Forms, Process and Procedures.

ARC Membership and Operational Status: The Chairman of the ARC and committee members were put in place in early January 2007, and the new all-inclusive BMHA ARC officially became operational effective January 15th, 2007. Accordingly, effective January 15, 2007, all Brook Meadows homeowners are now required to complete and submit to the Board the new ARC form: “BMHA Member Request For Exterior Architectural, Landscape and/or Lot Change Proposal” (the “Change Proposal”) and must receive written approval of the submitted Change Proposal from the ARC before starting any and all changes to the exterior of their home, out-structures, landscape and lot. By January 15, 2007 additional instructions and a copy of the BMHA ARC Change Proposal form may be viewed on the BMHA web page and downloaded for printing, completion, and submittal to the Board.

Your Input and Support Are Important. We continue to maintain our “open-door” and “open-records” policy, and we encourage and welcome all comments and suggestions that you may have to improve our transition and management of your new all-inclusive BMHA.

Your Board of Directors is pleased to see the renewed community spirit within Brook Meadows. We look forward to this New Year, and with your help, we are confident and excited about doing more to make our neighborhood the best place to live in Colleyville. Thank you for your support - we really appreciate it.

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Winter Garden Maintenance

Now that the frenzied pace of the holidays has slowed, it's time to get back to your garden. There are numerous maintenance activities that can be performed during the winter. www.Neilsperry.com is a great resource for plant/garden tips and provided the following winter guidance:

Groundcover - Groundcovers sometimes grow too tall and trimming is a possibility. Trim Mondo grass and Liriope by half in late winter before they start to make their candles of new growth. Their leaves are very fibrous, so use sharp tools to trim. Asian Jasmine should be trimmed with your mower at its top setting, once again in late winter before the new growth begins. This is also a way to tidy up any Asian Jasmine beds that have been damaged by extreme cold. Purple winter creeper Euonymus grows taller than Jasmine so you'll need to use a line trimmer or gasoline-powered hedge trimmer to cut it. For the record, English Ivy can pull loose from its bed if you use a line trimmer carelessly.

Pruning - Bush roses are pruned in mid-February. Trim them by 50 percent, making each cut directly above a bud that faces out from the center of the plant. That will encourage open, more compact growth. Note - climbing roses and spring-only bloomers should not be pruned until immediately after their burst of spring flowers. It's best to prune most other plants lightly and frequently rather than by massive amounts at any one time. However, there are some specific fine-tunings. Plants that should be pruned during the winter include shade trees, evergreen shrubs, summer-flowering shrubs and vines, groundcovers, fruit and pecan trees and grape vines. If any of these needs to be pruned it should be done during the winter dormant period.

Poinsettia care - After the holidays, repot your Poinsettia into the next larger pot size. Trim it back by half and put it in a bright, warm spot. Once spring arrives you can put it outside, but leave it in a pot. Re-pot it occasionally, as the plant gets larger and larger. For the record, Poinsettias can grow to 6 to 8 feet tall and wide in just one season. To bring the Poinsettia into flower for Christmas give the plant total and uninterrupted darkness for 14 hours each night beginning October 1st. Give it full sunlight the remaining 10 hours each day and you should begin to see color by mid-November.

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Carole Taylor Resigns

In April 2006 Carole Taylor was a homemaker and wanted to give back to her community by being a member of the BMHA Board. Her desire was to assist the community 'come back together' after a couple years of CC&R struggles. The membership supported her and Carole joined the 2006/2007 BMHA Board of Directors. She was elected Secretary of the corporation. Soon after her election, Carole was called by her former employer and asked to return to assist them through a tough time. The 'temporary' return to work turned into a full time job with much travel. Carole found it impossible to perform her professional duties, voluntary BMHA duties, and be a mother. On October 27th, Carole talked to Kevin Elder, President, and said that because of her new work responsibilities and travel load she needed to step aside and resign her position as Secretary and Director. The Board accepted Carole's resignation and wants to thank Carole for her contributions during her short tenure. We wish her the best..

Sheila Gendron: New Administrative Secretary

With the loss of Carole Taylor as BMHA Secretary, the Board agreed that it needed another person to fill the empty Secretary position. Sheila Gendron was a member of the Landscaping Committee and Committee Secretary. The Board had previously commented to the committee Chairman and Sheila that the Landscaping Committee minutes - routinely copied to the Board - were excellent, and the Board decided to ask Sheila if she would be willing to accept the position of Administrative Secretary for the Board. Sheila graciously accepted the Board's request and said that she would like to remain as a member and Secretary on the Landscaping Committee, as well. Sheila has been recording and drafting the minutes for the Board since November 11, 2006, and she has been doing an excellent job. The Board feels very fortunate to have Sheila's support and has encouraged her to consider running for a Board position in the next election.

Yard of the Month - (Continued from page 2)

and at Christmas they hang lighted greenery swags and wreaths. Future Plans include adding permanent lighting and landscaping the east fence line of the backyard. Sharon credits Jason Reyes of Reyes Landscaping (817) 401-1517 for the near perfect condition of her yard. She says that she "highly recommends Jason for his professionalism and service. He's there when he says he'll be there, and his crew knows what to do. They are meticulous and courteous. His prices are reasonable, too."

We get to enjoy the front and west yard every time we drive by, but Sharon has invited her neighbors to see the springtime blooms in the backyard this March and April. This is our invitation to stop by and chat! We will take her up on that invitation.

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