

Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

Volume 4, Number 7

www.brookmeadows.org

July 2009

Social News

We Flipped Out at Last Tuesday!

The LightHousers invaded Flip's patio on May 26th and we rooted in pretty well, ignoring Nature's attempts to run us off. Lightning bolts that would have had Lee Trevino buying a ticket at Tinseltown, were shrugged off, as was the massive thunder bumper which merely caused a move under the umbrellas, with no break in the conversations whatsoever. This group was determined! Party Klingon Mark Johnson had the weather radar on his Blackberry, thus allowing us to look for telltale signs of tornadoes, for nothing short of that would move this gaggle. Nice turnout of about twenty - way to go Brook Meadows!

Spring Patio Party Kicked off Summer in Brook Meadows

Bill and Kristi Godfrey opened their home and the margarita machine to their neighborhood. Several new faces at this party, and the Social Crew loves to see that. Kristi and Bill led impromptu tours of their remodel. Although, some guests left the tours once they got to the upstairs game room and quickly organized both shuffle board and pool challenge matches! It was a lovely setting and the Godfreys created several social "zones" if you will, making it easy to bounce around and meet people in areas, such as the outdoor firebox, the shuffleboard room, the bar, or the food placements.

Volunteers & Interest Needed

We have a few events for this fall that we are looking for Volunteers. Call Shelley Haaker if you are interested. 817-540-1501

National Night Out Against Crime

This national event that has been taking place for 26 years and last year had over 37 million participants. <http://www.nationalnightout.org/nno/about.html>

NATIONAL NIGHT OUT is designed to:

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anticrime programs;
- Strengthen neighborhood spirit and police-community partnerships; and
- Send a message to criminals letting them know that

(Continued on Page 3)

Social Calendar 2009

JULY 28TH

Last Tuesday @6:30 Main Street Taco Bar
.....62 Main, Village @ Colleyville

AUGUST 25TH

Last Tuesday @ 6:30 The Bar @ Mainstreet
.....Chop & Fish house

SEPTEMBER 29TH

Last Tuesday @ 6:30 TBD

OCTOBER 6TH

National Night Out Against Crime....Volunteers Needed
..... www.nationalnightout.org/nno/about.htm.

OCTOBER 27TH

Last Tuesday @ 6:30 TBD

OCTOBER 31ST

Halloween ParadeVolunteers Needed

OCTOBER TBD

Garage SaleIf there is enough interest

OCTOBER EARLY

Fall Patio Party..... Mitch & Lassisa Milby

DECEMBER TBD

Ladies Ornament Exchange TBD

DECEMBER TBD

Holiday Party..... TBD

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Brook Meadows

ASSOCIATION INFO

Brook Meadows Homeowners Association, Inc.

PO Box 492 • Colleyville, TX 76034

Please visit our website often: www.BrookMeadows.org

2008 - 2009 Board of Directors

President - Ricky Stephenson 817-545-2367
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Newsletter Editor
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NEWSLETTER INFO

PUBLISHER

Peel, Inc. www.PEELinc.com, 512-263-9181
Advertising.....advertising@PEELinc.com, 512-263-9181

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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 erc.editor@yahoo.com

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.

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Teenage Job Seekers

Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
Doe, John.....	15.....	111-1111

*-CPR Training

+First Aid Training

Attention Teenagers

The **Teenage Job Seekers** listing service is offered free of charge to all The Bridgeland Times teenagers seeking work. Submit your name and information to bridgeland@peelinc.com by the 9th of the month!

Don't want to wait for the mail? View
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at www.PEELinc.com

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Social News - (Continued from Cover Page)

neighborhoods are organized and fighting back.

Along with the traditional display of outdoor lights and front porch vigils, cities, towns and neighborhoods 'celebrate' NNO with a variety of events and activities such as:

- block parties,
- cookouts,
- visits from local police and sheriff departments
- parades, exhibits,
- flashlight walks,
- contests, and
- youth programs.

BMHA is looking for someone to organize an event for our neighborhood this October 6.

Children's Halloween Parade

This is an easy one, all you have to do is contact the Colleyville Fire Department and schedule time on Halloween night for a truck and crew to come to Brook Meadows and lead a costume parade around the neighborhood. Once it is set up, let the Social Committee know the details and they will take care of communications to the neighborhood. Call Shelley Haaker if you are interested. 817-540-1501

Garage Sale

In years past we organized a Garage Sales every April. Last year we had enough neighbors request a second that we did one more in October. Email directors@brookmeadows.org if you would be participating in the Garage Sales in October.

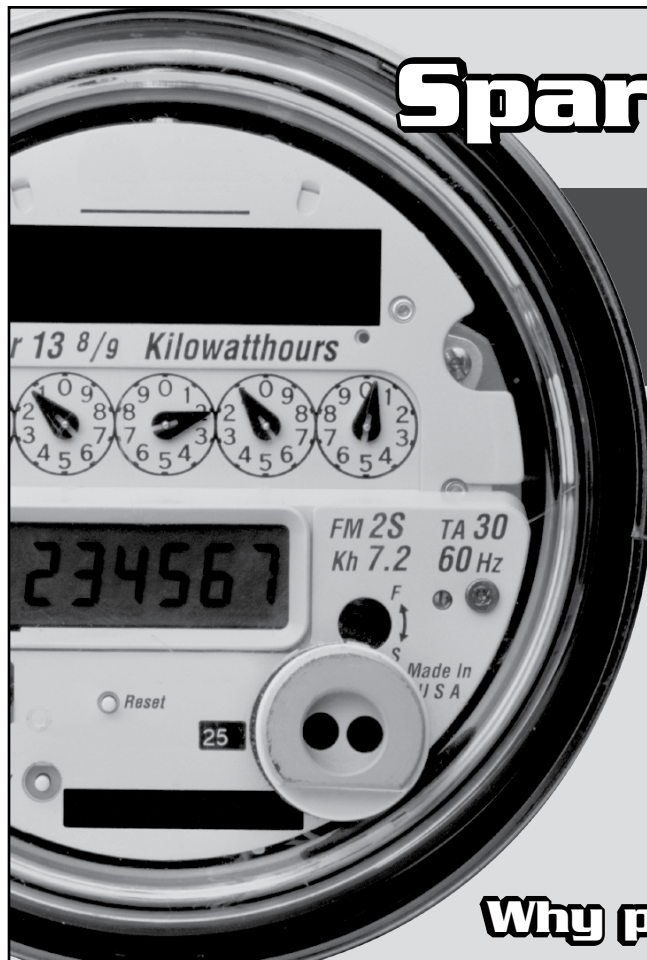
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Brook Meadows

Updates

Dues Update

Did you know that over 2/3rds of your Annual Dues go toward Landscape, Water and Electric! The remainder covers Holiday Decorations, Welcome New Neighbor activities, Communications, Yard Sale Ads Accounting Services and for the first year in a while, NOT for Legal Fees. NONE of your Dues go to the Social Activities or the Newsletter!

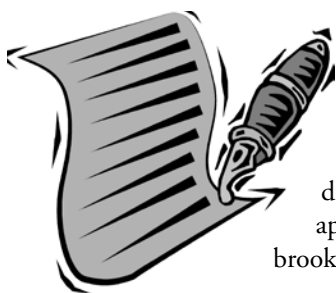
Thank you to the 110+ members who have paid your Dues for this year. To those of you who have forgotten, lost, thought your spouse paid it or had your notice eaten by the dog, a second notice was mailed to you the week of May 18th. Please be advised that beginning June 1, 2009, all late payments will be subject to an annual interest

rate of 18% to be applied until the payment is made to the Association.

If payment is made by June 23, 2009, the interest will be waived for the month of June, 2009. If

you are currently experiencing a dire economic situation, you may appeal the interest rate to Directors@

brookmeadows.org for a temporary waiver.



PLEASE mail your check as soon as possible. Mail Payments to:
Podsednik & Company, PC
Certified Public Accountants

350 Westpark Way, Suite 205
Euless, TX 76040

For your reference below is taken from the CC&R's **ARTICLE VASSESSMENTS**

Section 5.1 Obligation to Pay Assessments. The Owner of each lot by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees and shall be deemed to covenant and agree to pay to the Association (or to such other collection agency as shall be designated by the Association) "Annual Assessments" and "Special Assessments", as hereinafter described, such assessments to be fixed, established and collected from time to time as hereinafter provided. The Annual Assessments, Special Assessments, together with attorneys' fees, interest, and costs of collection thereof as hereinafter provided, allocable to each lot, shall be a charge on such lot.

Section 5.5 Collection and Remedies. (a) The assessments provided

(Continued on Page 5)

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Updates - (Continued from Page 4)

for in this Declaration, together with attorneys' fees, interest, late fees and costs as necessary for collection, shall be a charge upon the land against which each such assessment is made. Each such assessment, together with attorney's fees, interest and costs, shall also be the personal obligation of the Owner of the land at the time the assessment became due. This personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

(b) Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the lesser of (1) eighteen percent (18%) or (2) the maximum non-usurious rate of interest. No Owner may waive or otherwise escape liability for the assessments provided for in this Declaration by reason of non-use or abandonment.

Directory Update

A big huge thanks to Mary Schrader and Howard Wixson for the 2009-2010 Directory. Not only did they get them distributed before the end of June, they did it under budget!!! The Board will be discussing how best to apply the unused money, as there we a couple of really good suggestions at the annual meeting, watch for the August newsletter for more on this topic.

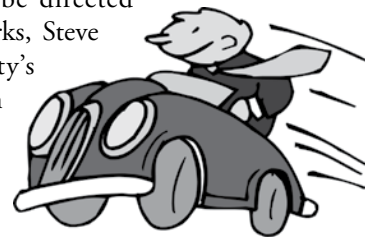
Information to Educate yourself about the Glade Road Roundabout

For the last 11 months, the BMHA Board has been sharing information with our neighborhood about the City of Colleyville's plans for the Glade & Pool/Jackson intersection. It is our plan to continue sharing information in an effort to prepare our residents for the addition of the proposed roundabout, so that you may make your own decision regarding this proposal. The Engineering and Surveying Company of Baird, Hampton and Brown, Inc has provided two links to useful videos for educating the residents on navigating roundabouts by motorists and pedestrians.

<http://www.youtube.com/watch?v=MywmtskFiiI>

<http://www.youtube.com/watch?v=Y05qGz5B1Wg>

Questions or concerns can be directed to, The Director of Public Works, Steve Chutchian, who was the City's representative who appeared on stage at the public meeting, held the last week in April. His email address is: chutchians@ci.colleyville.tx.us



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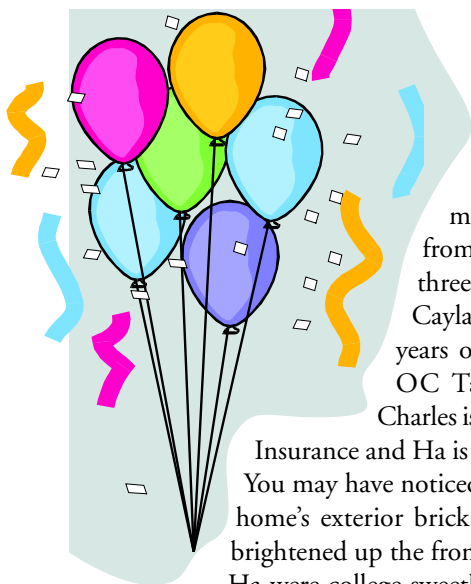
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Brook Meadows



Welcome New Neighbors

Nyugens

Charles and Ha Nyugens moved into 2912 Meadowview from Hurst this April. They have three children, Ethan 8 years old, Cayla 6 years old and Christian 4 years old. Ethan and Cayla attend OC Taylor Elementary School. Charles is an IT Specialist with All State Insurance and Ha is a physician at HEB Hospital. You may have noticed their recent updates to their home's exterior brick and landscape, which really brightened up the front of their home. Charles and Ha were college sweethearts and we are very happy to have them living in our neighborhood.

Dooley

Wil and Stephanie Dooley joined our neighborhood in June. Coming from Albuquerque, they took 9 months to find their "perfect" home. 2803 Jackson Court had that "something special" each of the four members of the family were hoping for. Wil is a bridge engineer with Parson's Transportation Group in Plano. In his spare time he is a competitive rifleman and enjoys golf. Stephanie, a former realtor, will be spending her time updating their home and transforming their lush new back yard into a "family sanctuary". She is also a free lance writer for several trade magazines, and plans to try her hand at authoring a Christian novel. She is a teaching leader with Bible Study Fellowship as well. They have two children; Joshua will be a sophomore at CHHS and is a landscaper. Jessica will be in 7th grade at CMS and is a certified babysitter. When they get a little more settled, they would like to host a few Sooner Watch Parties!

Last

At long last (yes, the pun is intended) 4609 Shadycreek Lane is being occupied by the new owners, Greg & Stacie Last. They bought the property back in October of 2008, but just moved in May 7th, 2009. They spent months updating the house and yard before moving in, but say it is still a work in progress. Previously residents of Keller, they settled on Brook Meadows after taking several years to find the perfect spot. Location and lot sizes were part of the attraction, but the garage large enough to house their bass boat was the deal maker. Greg loves hunting and fishing; basically any outdoor activity, while Stacie enjoys working out and yoga. Greg is originally from Leavenworth, Kansas and is the Director of Economic Development for the city of Southlake as well as a registered landscape architect. Stacie was born in Louisiana and works for the Audit Office for the US Dept. of Health and Human Services in Dallas.

Got the Babysitter Blues?

It came up at the last party that several of our new families with young children would really like to find babysitters close by and that many of the neighborhood babysitters had grown up and headed off to college. We just bet there are some responsible reliable babysitters right here in Brook Meadows who are just waiting for the phone to ring and somebody ask them to work. If you are one of those who wants to baby-sit, email your name, phone, address, to the directors@brookmeadows.org. We will start including this information in our monthly newsletter.



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Lakeway, TX 78734

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Be sure to include the following so
we can let you know!

Name: _____
(first name, last initial)

Email Address: _____

Age: _____ [This information will only be
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