

Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

Volume 4, Number 10

www.brookmeadows.org

October 2009

Social Events

NOVEMBER & DECEMBER
LAST TUESDAY'S ARE SUSPENDED
FOR THE HOLIDAY SEASON

DECEMBER 12
PIRZCHALSKI HOLIDAY TRAIN
OPEN HOUSE
4832 LAKESIDE DR, BRING
UNWRAPPED CHILD'S GIFT AS A
DONATION TO G.R.A.C.E.

DECEMBER 8 AT 7PM
LADIES ORNAMENT
EXCHANGE
SUSAN WILSON HOST
- 4506 SHADYWOOD

DECEMBER 13
HOLIDAY PARTY
BILL & NANCY DENNIS HOST
4600 SHADYCREEK LN

JANUARY 26
LAST TUESDAY 6:30 TBD

NOT RECEIVING THE BMHA E-MAIL BLASTS? TRY THESE TWO STEPS:

1. In your email account set up, make both directors@brookmeadows.org and social@brookmeadows.org as approved senders
2. Go to www.brookmeadows.org home page and fill out the "E-MAIL ADDRESS - CLICK HERE" link

Recent Home and Auto Break ins

We have all heard and read about them and are concerned for our neighbors and ourselves. The BMHA Board is looking into several suggestions received via emails from you about increased lighting, video monitoring and gated entrances. Expect more information in following newsletters and email blasts. Hopefully, many of you also took advantage of the Safety Event hosted right before the Halloween Parade. Lastly, it has also been suggested that a "Neighborhood Watch" be formed. Those who have lived here awhile will remember several attempts to create organize and staff such a group, but alas, in the past there wasn't enough volunteer interest for this idea to take hold. Times changes and perhaps now we will have some motivated neighbors come forward to organize a Neighborhood Watch. If you are interested, email Directors@BrookMeadows.org we would welcome you at our next Board meeting to hear your ideas and lend whatever assistance BMHA has to offer.

Home Security-Security Lighting

Posted: Aug 13th, 2009, Reprinted from "Article Base, Free On-line Article Directory"
<http://www.articlesbase.com/home-security-articles/home-securitysecurity-lighting-1123265.html#>

Security lights can not only make your daily life convenient but also protect your house. Security lights serve two purposes: first, they dissuade unwanted visitors by keeping entryways light at night, and second, they can be of benefit for homeowners and invited guests, especially in areas where there are no nearby street lights or the house is set back far from the street. Good security lighting can make it easier to navigate driveways and paths in the dark. Proper lighting both indoors and out is an important part of a home security plan. Dark nooks around the house can allow would-be burglars to hide in the shadows as they sneak up on the premises. Downstairs windows and doors, garage entrances, and sliding glass doors are particularly vulnerable spots and should be well-lit at night. Also, ensure the keyholes to the front and back doors are lit.

You should think about installing sensor light outside of your house. First of all, this will provide more visibility outside, especially if you have trees growing in your yard. You will also be immediately alerted when someone is coming close to your house. The system will detect the outside movement and will immediately turn the lights on. As a further deterrent to thieves, you may want to employ automatic lights, or timer lights, that come on even when there is no one home. This gives the impression that someone is home, and most burglars won't want to risk trying to enter such a house. They prefer the easy mark. Gentle, low lighting that doesn't reveal too much of what's inside, but suggests the homeowner may be reading in a chair or some such, is a good choice. Heat or motion sensing lights are a good choice for outdoor lights. Motion-sensors will turn on the lights when any movement is detected within range of the sensor. This can be a pain if a wind blows a tree branch into range, and the light turns off and on all night. Also if there

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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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At Large Member - Shelley Haaker..... 817-540-1501

Newsletter Editor

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NEWSLETTER INFO

PUBLISHER

Peel, Inc. www.PEELinc.com, 512-263-9181

Advertising.....advertising@PEELinc.com, 512-263-9181

ADVERTISING INFORMATION

Please support the businesses that advertise in the Brook Meadows Community Newsletter. Their advertising dollars make it possible for all Brook Meadows residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 1-888-687-66444 or advertising@PEELinc.com. The advertising deadline is the 20th of each month for the following month's newsletter.

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.

DON'T WANT TO WAIT FOR THE MAIL?

View the current issue of the Brook Meadows
Messenger on the 1st day of each month at
www.PEELinc.com

Oktoberfest 2009

Thanks to Frank and Gisele Sweeney for hosting our Fall Party. WOW, lots of people attended and if you missed it, you missed not only the lively company but an amazing buffet of scrumptious food!



Not Available Online

Recent Home & Auto Break ins - (Continued from Cover Page)

are a lot of animals in the neighborhood, they can set off the lights. This is why heat-sensing lights are sometime preferred. These only light up when heat (specifically human body temperature heat) is detected. You can also get infrared lights to monitor protected areas. You can program these to sound an alarm if someone enters the specified area.

In addition to the above benefits, home security lights will distract many of the possible thieves that may try to break in your house. Many of the lights are not expensive to purchase and to install. You should, however, have a professional install your security lights to make sure they are working properly and are detecting only the types of movements that you would like to detect.

For more information about sensor lights and other home security products, please visit: <http://www.security2020.com>

Pirzchalski Holiday Train Open House

Stan Pirzchalski and his family host this annual Open House so that we can enjoy his spectacular train collection. Last year, 138 people attended and marveled at the detail and magnitude of Stan's work. Stan's wife, Karen, who passed away 2 years ago, also made this a charity event, with donations of unwrapped toys going to support G.R.A.C.E. Mark your calendar for Saturday, December 12, 1 pm – 5 pm stop by Stan's at 4832 Lakeside Drive and don't forget to bring an unwrapped toy for free admission.



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Brook Meadows

LAST TUESDAY

What a perfect night for drinks and friendship on the patio at Boomerjacks. We had to add table after table as neighbors rolled in to enjoy the evening. Several new faces we hope will become regulars.



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Correspondence With City Of Colleyville Re: Round-a- bout @ Jackson & Glade

-----Original Message-----

From: Barbara Francis [mailto:barbarafrancis@yahoo.com]
Sent: Thursday, October 01, 2009 7:53 AM
To: Steve Chutchian
Subject: Brook Meadows/Glade Road Roundabout

Dear Steve,

Brook Meadows is having a "National Night Out" block-style party Tuesday night, the 6th from 6-7:30pm. Would you possibly be available for even part of the time to answer residents questions? It's the first time we've ever hosted this event so we aren't sure as to how many guests will actually attend. It's meant to be a mix and mingle/meet your neighbor sort of event with a member of the Colleyville Police Dept there as well.

We also would, as a Board, like to talk with you regarding the impending traffic issues once construction begins. Could we schedule an appointment to discuss this?

You can reach me at 817.917.6941

Thank you,

Barbara Francis

Secretary - Brook Meadows Homeowners Association

-----Reply Message-----

From: Steve Chutchian <ChutchianS@ci.colleyville.tx.us>
Subject: RE: Brook Meadows/Glade Road Roundabout
To: barbarafrancis@yahoo.com
Cc: "Jennifer Fadden" <faddenj@ci.colleyville.tx.us>, "Jeremy Hutt" <huttj@ci.colleyville.tx.us>, "Konstantine Bakintas" <kb@bhbinc.com>, "Kevin Haynes" <kevin@ethicusresources.com>
Date: Thursday, October 1, 2009, 3:45 PM Ms. Francis:

Thank you for your request for attendance at the upcoming National Night Out event. It is understood that the Brookmeadows Board and residents in the community have several questions regarding the Glade Road & Pool Road Intersection project. As indicated in your correspondence, the concerns are related to construction and the associated impact on traffic in the area.

As indicated to Mr. Kevin Haynes earlier this week, the City intends to hold another public meeting on November 5, 2009 to specifically update interested residents on the progress of the design for this intersection. At that time, the future look of the intersection will be provided, along with a discussion on traffic and pedestrian crossing issues.

Our staff is scheduled to perform a presentation to the City Council

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 Turn to the Experts

Brook Meadows

Correspondence with City - (Continued from Page 5)

on Wednesday, October 7, 2009. This presentation will permit the City Council to be briefed prior to the public meeting. As a result, a staff presentation to any Homeowners Association Board must be deferred until after the October 7th meeting with City Council.

However, our City Manager, City staff, and the design Engineer would be happy to meet with the Board of Brookmeadows Subdivision later in October and attempt to answer questions specifically regarding traffic routing and construction sequencing.

If your Board is interested in having this discussion later this month, please contact me and we can coordinate an appropriate date and location. I look forward to hearing from you.

Thank you.

Steve Chutchian

Thursday, November 5, 2009

Colleyville Center (53012 Riverwalk Drive)

Meet and Greet: 6:30 – 7:00 PM

Focus Group: 7:00 – 8:30 PM

Below is the link to the city of Colleyville website. Look for email blasts from BMHA for updated information.

<http://www.colleyville.com/content/view/677/425/>

Glade Road at Pool Road

Project Description

Intersection improvements for enhancement of traffic movement.



Estimated Project Costs

\$1,055,000

Project Schedule

Design to begin in 2009. Construction to begin in 2010 with completion planned in early 2011.

Funding Source(s)

Street impact fees, utility impact fees, Tarrant County bonds

Project Status

Approved by City Council.

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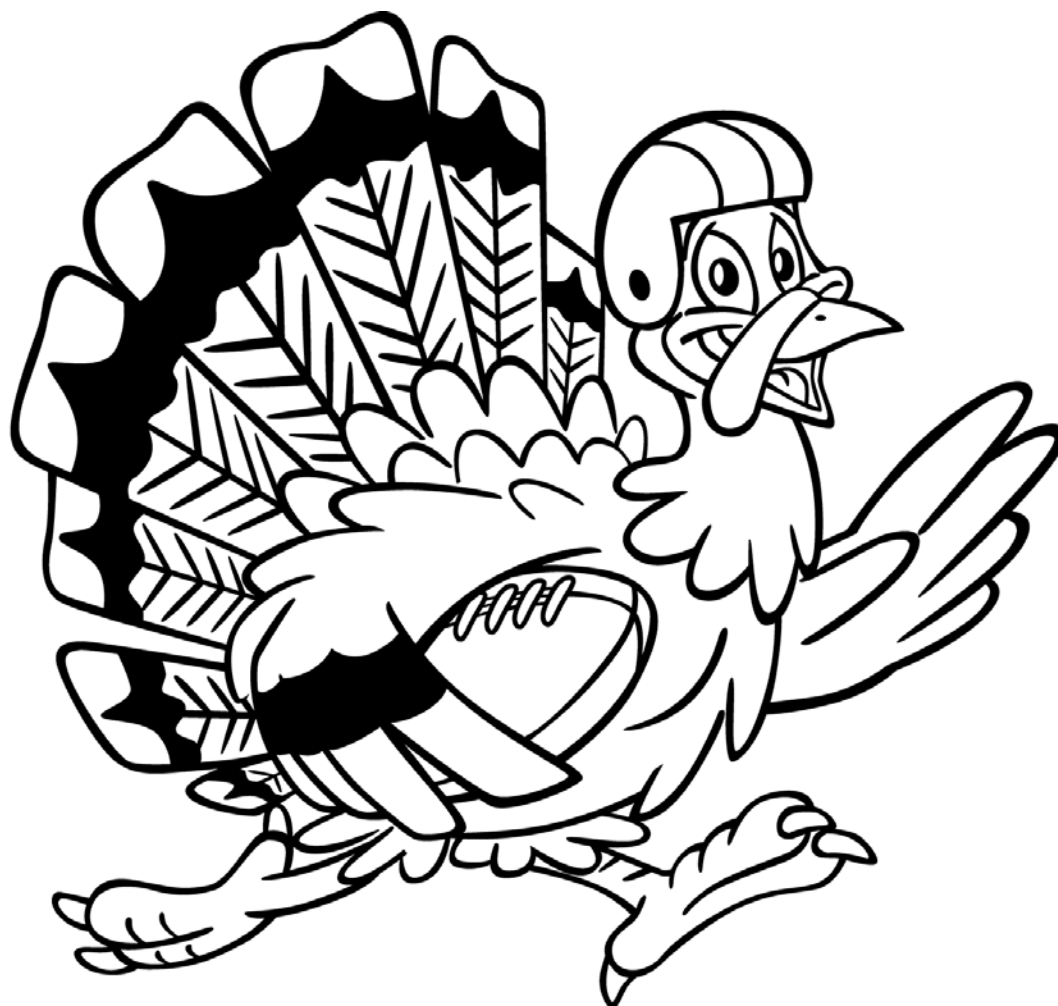
Color the drawing below and mail the finished artwork to us at
Peel, Inc. - Kids Club
311 Ranch Road 620 S, Suite 200
Lakeway, TX 78734

We will select the top few and post their artwork online at www.PEELinc.com. DUE: November 30th

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

Name: _____ Email Address: _____
(first name, last initial)

Age: _____ [This information will only be used to notify you or your parents if your artwork was selected.]



BM



Nancy Dennis & Associates
817-992-7889
Nancy.dennis@cbsdfw.com
www.NancyDennis.com

6 Homes Sold in Recent 12 Months in Brook Meadows
Priced from \$436,000-\$632,500
Average Days on Market = 109
Average Price per Sq. Ft. = \$122.77





Nancy Dennis & Associates



Selling Homes of Distinction



**November 2009
Brook Meadows**



4805 Green Oaks
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Corner Lot w/ Pool & Spa.

4805 Green Oaks
\$469,000
4 BR, 3 Full & 1 Half Baths
Corner Lot w/ Pool & Spa.







***Selling Homes of Distinction
Like Yours throughout
Colleyville***

*Statistics from Noreis September 2009