



# Brook Meadows Messenger

*The Official Publication of the Brook Meadows Homeowner's Association*

Volume 4, Number 12

[www.brookmeadows.org](http://www.brookmeadows.org)

December 2009

## SOCIAL EVENTS

DECEMBER 12 FROM 1-5 PM

**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 7 PM

**LADIES ORNAMENT EXCHANGE  
SUSAN WILSON HOST**

4506 SHADYWOOD, BRING A  
WRAPPED ORNAMENT, DESSERT  
OR HOR D'OEUVRES AND \$5. SUSAN  
WILL PROVIDE THE DRINKS

DECEMBER 13 AT 7 PM

**HOLIDAY PARTY  
BILL & NANCY DENNIS HOST**

4600 SHADYCREEK LN, BYOB AND  
HOR D'OEUVRES OR DESSERT

JANUARY 26

**LAST TUESDAY 6:30 - TBD**

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*Try These Two Steps:*

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

## CITY OF COLLEYVILLE PARKS AND RECREATION

### *Master Plan Update Meeting*

Ricky Stephenson, President of BMHA, attended the recent Parks & Recreation meeting and reports back that the city will be having more meetings and is looking for volunteers to provide input to the City about how & what residence would like to see happen with the future development of recreational facilities in Colleyville.

IF YOU WOULD LIKE TO BECOME INVOLVED  
CONTACT THE CITY STAFF AT:

5109 Bransford Road  
Colleyville, Texas 76034  
Office: 817.503.1180  
Metro: 817.498.4749  
Fax: 817.503.1189

*"This new Master Plan will focus on how new and current assets – including recreational facilities, parks and open spaces, and trails – can be linked together for sustainable and responsible economic and community growth. The involvement of the citizens of Colleyville is a very important component in the development of this Master Plan."*

*The first part of the meeting will consist of a "meet and greet" from 6:30 to 7:00 pm during which citizens can meet and talk with City Parks and Recreation Staff and Parks and Recreation Advisory Board members. From 7:00 to 8:30 pm, the public will receive a presentation on the Parks, Recreation and Open Space Master Plan followed by a discussion period which will provide the public with many opportunities to provide input on the future of their community.*

*During the public meeting, citizens will be asked to share their ideas on the future of parks, recreation, and open space in the city. The results of this meeting will provide valuable information for the development of the comprehensive city-wide Master Plan, which will reflect the needs and goals of the community."*

*Taken from the City of Colleyville website. <http://www.colleyville.com/content/view/40/406/>*

# 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

Vice President - Kevin Haynes..... 817-545-4579

Treasurer - Paul Plummer..... 817-312-1249

Secretary - Barb Francis..... 817-545-7102

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

Newsletter Editor

Shelley Haaker..... shelley.haaker@staples.com

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### PUBLISHER

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

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

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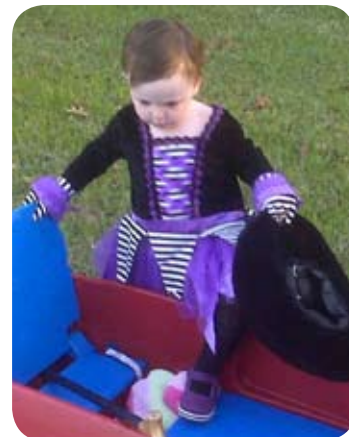
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**View the current issue of the Brook Meadows  
Messenger on the 1st day of each month at  
[www.PEELinc.com](http://www.PEELinc.com)**

## BROOK MEADOWS HAPPENINGS

### *Halloween Parade*

This year's BMHA Halloween Parade was expanded to include a Safety Fair, Pet Contest and Fancy Cars bringing up the rear of the Costume Parade. What a turn out! Make sure you say Thank You to the Colleyville Fire and Police for attending this event and making it safe and fun for all. Plus a huge shout out to Kevin Haynes and Barbara Francis for arranging for snacks, ribbons, treats and other give-a-ways for the kiddos!



### *2010 BMHA Fitness Walkers*

Keep your eyes open for more details about the where and when the walkers will meet up and head out!

## Advertise to Brook Meadows

You can get information about your service or products to every home in Brook Meadows, by running a business classified in the Brook Meadows Community Newsletter. It is a great way to get your name and contact information to many potential customers in your neighborhood. The cost is \$50 for up to 40 words. Display ads are also available. For more information, please contact Peel, Inc. at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The deadline is the 20th of each month for the upcoming month's newsletter.

## 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.



## HOLIDAY *Decorations*

The decorations are up and we are all enjoying the bright lights and sparkly bows & ribbons. BMHA will be honoring 3 neighbors for their efforts and designs with signs and gift certificates.



## Spark Power Bank

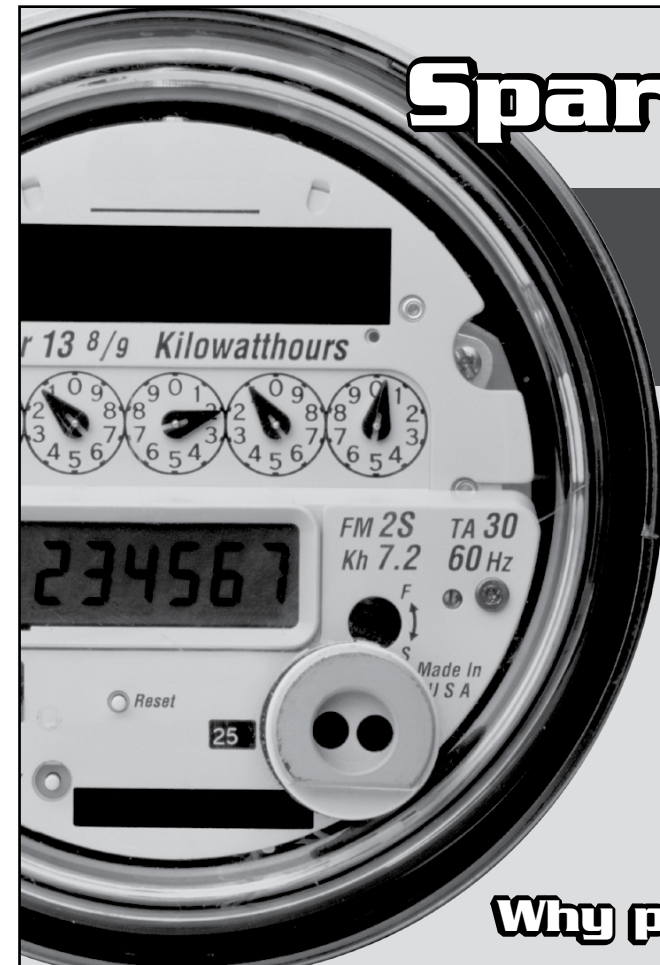
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# Brook Meadows

## BMHA Q & A WITH CITY OF COLLEYVILLE, *Regarding Round-a-Bout and Construction at Glade & Jackson*

### SAFETY DURING CONSTRUCTION

QUESTION: Brook Meadows receives a good amount of “cut through” traffic today, mostly along Green Oaks and Meadowview, but also drivers coming through on Shenandoah and Lakeside to get to Green Oaks and Glade. What is the traffic plan as it relates to Brook Meadows? During the construction we are concerned not only about the increased traffic, but the speed of traffic. If the city’s traffic plan during construction creates a burdensome and unsafe environment for Brook Meadows, will the city close the road to only local traffic or re-route traffic around Brook Meadows? How do we communicate these conditions to the city and what type of response time should we expect?

ANSWER: A phasing plan has been developed to permit traffic movement through the intersection during construction. Furthermore, alternate traffic routes have been developed, and signs are proposed to direct traffic away from the intersection and the roads mentioned above. If these measures prove inadequate, or if unsafe conditions develop, we will review the situation and add further traffic control measures at that time.

### SAFETY ONCE COMPLETE

QUESTION: Are you ready to share the school crossing guard plan and do you have printed or electronic materials we can share with our neighbors? Do you have the normal hours crossing plan ready to share with neighbors?

ANSWER: Crosswalks at the intersection will be constructed with pedestrian activated warning lights, flashing signage lights and crosswalk pavement lights to clearly indicate pedestrians have the right-of-way as they cross the connecting intersection streets.

Assistance from a school Crossing Guard will still be provided during peak pedestrian traffic hours; and the Crossing Guard will have access to a master control so he/she may activate all of the intersection crosswalk warning lights if they deem it necessary.

During off-peak pedestrian traffic hours, pedestrians will have the opportunity to activate the flashing warning, signage and crosswalk pavement lights by the press of a button.

### AESTHETICS AND PROPERTY LINES

QUESTION: What will become of the planted areas on the SE corner?

*(Continued on Page 5)*



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## BMHA Q&A - (Continued from Page 4)

ANSWER: A slight encroachment into the planting area (at the hard corner) is proposed; and provisions will be made to restore any disturbed landscaping areas to existing conditions or better.

QUESTIONS: What will become of the median trees on Jackson, south of Glade?

ANSWER: The new intersection geometry does not allow for the existing median trees to remain. However, extensive landscaping, including placement of new trees within the project limits, will be included in the final design.

QUESTION: We have seen what appears to be markers on the south side of Glade, all the way from Jackson, east past Green Oaks. They are just feet from our neighborhood brick fence. Are these the cities and do they represent your anticipated new construction area.

ANSWER: Existing City and Franchise Utility Company facilities in the area have been marked for survey and design purposes. The particular marking of concern, on the south side of Glade, is most likely an electrical or fiber optic line owned by a franchise utility company.

The proposed construction/work area is limited to the available right of way.

QUESTION: What will the hours of construction be and assuming that there will no construction early Sat morning or at all on Sunday, but guess we should confirm.

ANSWER: Standard work hours, as approved by City Ordinance, is Monday through Saturday, from 7:00 a.m. to 6:00 p.m. No work is permitted on Sunday. The proposed project plan will incorporate this work schedule.

### WEBSITES

Below are several website you can visit to learn more about navigating round-a-bouts safely, there is information for both drivers and pedestrians.

- [http://www.co.jefferson.co.us/highways/highways\\_T48\\_R17.htm](http://www.co.jefferson.co.us/highways/highways_T48_R17.htm)
- <http://www.scenic179.com/roundabouts/RoundaboutSafety.cfm>
- <http://www.tfhr.gov/pubrds/fall95/p95a41.htm>
- <http://www.michigan.gov/mdot/0,1607,7-151-9615-139335--,00.html>
- <http://www.iihs.org/externaldata/srdata/docs/sr3505.pdf>



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## TIPS FOR TEACHING CHILDREN

### *About Table Manners*

*Submitted by Rebecca Beavers*

Teaching your children table manners may sound old fashioned, but it never goes out of style. Having good manners shows your respect for other people, and it's more than saying "please" and "thank you." It's about helping your children develop habits and behaviors that will help them relate to adults and other children in a positive way. "To make your family mealtime time special and relaxing, slow down, sit and talk with your children and expect good behavior. You will be pleasantly surprised at how much easier and enjoyable it will become," said Dr. Mary Zurn, vice president of education for Primrose Schools. "This is important because children with good manners often find it easier to make friends and get along with others at school and at home."

#### **Dr. Zurn offers five table manners tips to get parents started:**

1. Start early: Don't wait until you think your child is "old enough" to learn polite behavior. Just as children learn to crawl before they learn to walk, they also learn manners in stages. Even infants watch parents for rules of expected behavior. Very young children can learn to sign key phrases



such as "please" or "thank you" and then transition to the spoken words around age two. By age three, children should be able to stay seated at mealtime if you sit down with them.

2. Give specific feedback: Children learn best when they receive specific feedback about their behavior which is far more effective than generic praise. For example, instead of

saying, "Good job," you can say, "I'm so glad you set the table."

3. Encourage polite conversation: Children as young as two can learn to engage in polite conversation at the dinner table with the right kind of guidance. As you are at the table eating together, show them how to take turns listening, talking, and asking questions.

4. Set a good example: Make sure your words and actions match. Children watch parents all the time for behavior clues. For example, if you want your child to eat broccoli because it's a healthy food choice, you will need to let them see you enjoy eating it as well.

5. Create a routine: Children learn best from consistency because it helps them know what to expect. Start with the repetition of a few simple steps such as putting a napkin in your lap when you sit down. Create a routine that is easy for them to repeat and remember. For more tips from Dr. Zurn and a list of book suggestions on teaching your children table manners, visit [www.Dr.ZandMe.com](http://www.Dr.ZandMe.com).

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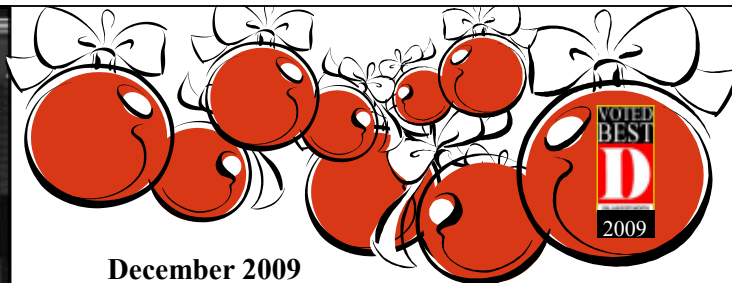
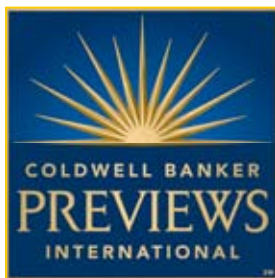


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**5 Homes Sold in Recent 12 Months in Brook Meadows**  
Priced from \$439,000-\$632,500  
Average Days on Market = 114  
Average Price per Sq. Ft. = \$121.58  
Sales Ratio to List Price = 97% Avg



**December 2009  
Brook Meadows**



**4805 Green Oaks  
\$459,900**

*4 BR, 4 Full & 1 Half Baths  
Corner Lot w/ Pool & Spa.*

**4805 Green Oaks  
\$469,000**  
*4 BR, 3 Full & 1 Half  
Baths*



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\*Statistics from Netrois November 2009