



# Brook Meadows Messenger

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

Volume 5, Number 3

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

March 2010

## SOCIAL EVENTS

MARCH 30

**LAST TUESDAY - 6:30**

Pacific House - 4714  
Colleyville Boulevard

APRIL 19

**BMHA ANNUAL MEMBER  
MEETING - 7 PM**

Colleyville Community Center

APRIL 17

**GARAGE SALES - 8 AM  
TILL NOON**

BHMA Will Take Out  
Newspaper Ads & Post Road  
Signs - All You Have To Do  
Hang Balloons On Your  
Mailbox & Sell Sell Sell!

APRIL 27

**LAST TUESDAY - 6:30**

Hacienda Ranch

MAY 27

**LAST TUESDAY - 6:30**

Boomer Jack's Hwy 183 & Central

NOT RECEIVING THE  
BMHA E-MAIL BLASTS?  
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.

## LETTER FROM THE TREASURER

I wanted to point out several of the billing and collection changes that affect the Homeowners Association Members beginning April 1, 2010. One of the sad things is that a number of our neighbors are struggling in this economy and I hope every neighbor will be considerate of these homeowners and help them out if you can.

As mentioned in several articles in this publication over the last year, the Board has been diligent in working with homeowners with respect to catching up on outstanding balances and most have been taken advantage of this program. The Board has a policy to work with homeowners who are able to make a payment commitment over time and I personally appreciate everyone who made and met their commitments. There are still a few homeowners who have delinquent balances and the Board stands ready to work with each of you within the guidelines of the new "Assessment and Collections Remedies Administrative Policy", the administrative policy.

The 2009-2010 Board felt that the new administrative policy was in order to reflect the realities of today's economic climate and simplify the language for the homeowners, plus, adds responsibility and transparency for this and future Boards to publicize and broadcast the policy annually. That new administrative policy was published in the last issue of the Brook Meadows HOA Messenger and will be enclosed in the annual bills sent out in March. Please contact the Board should you have any questions after you receive your policy.

The HOA will be outsourcing the billing to our CPA, Podsednik & Company, PC, the professional firm we use for our accounting and auditing support to the Board. This will help ensure you receive timely billing and more accurate professional accounting while the HOA secures its cash flow to cover projected expenses. While most of the administrative policy is a restatement of existing policies and procedures, some of the new changes from the policy include:

- In addition to the 18% annual interest charges for delinquent homeowners (accounts unpaid on April 30, 2010), there will be a monthly processing fee of \$10 to cover the processing of delinquent accounts.
- If a homeowner has a Board approved monthly payment plan, in addition to the interest rate, a monthly processing fee of \$5 to cover the processing of the payment plan. Please note that any payment plan will need to be approved in advance by the Board.
- Waivers of outstanding interest charges may be obtained if requested of the Board and approved by the Board. The Board has recognized the current economic environment along with the homeowner's circumstances in approving any waivers.

I hope this will help clarify some of the new changes each homeowner will see in the 2010-2011 fiscal year. The Board is only concerned with helping our neighbors, if they have the opportunity and looks forward to working with each of you.

Finally, I want to express my appreciation to all the homeowners I've worked with over the last two years. It has been my pleasure and trust that the financial ability of the Association has been

*(Continued on Page 2)*

# 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

## NEWSLETTER INFO

### PUBLISHER

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

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

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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](mailto: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](http://www.PEELinc.com)**

### Letter from the Treasurer - (Continued from Cover)

strengthen during this period due to working with the exceptional residents who have served on the Board as well as the others who assist in neighborhood activities and provide input to the Board.

*Thank You, Paul Plummer, Treasurer.*

## GLADE AND JACKSON INTERSECTION

### *Construction And Update Information*

What great news, the intersection work has a reduced budget, thanks to our hard working city staff members, the actual project design is coming in under the projected budget!

**From:** Steve Chutchian [<mailto:ChutchianS@ci.colleyville.tx.us>]

**Sent:** Tuesday, February 16, 2010 10:02 AM

**To:** [directors@brookmeadows.org](mailto:directors@brookmeadows.org)

**Subject:** Glade Road & Pool Road Intersection Improvements

### Good Morning:

I read your Brook Meadows Messenger regarding the City's upcoming Glade Road & Pool Road Intersection Improvements. There are a couple of updates that I wanted to provide to you. The estimated cost of construction is now approximately \$770,000, with total project costs (including design, etc.) being approximately \$860,000. The anticipated construction start date is June 1, 2010 and completion is tentatively planned for late fall 2010. Should you have any questions regarding the project, please let me know. Thanks.

*Steve Chutchian*

## *New Neighbors*

Please welcome the Brewers to Brook Meadows. Bailey and Stacy Brewer along with their 3 children, Avery, Hudson and Corbin will soon be moving into 3008 Meadowview CT. Our dedicated Welcoming Committee will have an interview for the April newsletter.



# Nancy Dennis

**BEST  
D  
2009**

## & Associates

**BEST  
D  
2008**

*Selling Homes of Distinction*

**BEST  
D  
2007**

**March 2010  
Brook Meadows**

**BEST  
D  
2006**

**4805 Green Oaks Drive  
\$469,500 | 4BR, 4 BA, Pool & Spa  
New Solid Granite Countertops in Kitchen & SS Appl**



**For Sale**

**2803 Shenandoah  
\$469,000 | 4 BR, 3 1/2 BA, Pool & Spa**



**For Sale**

*Nancy Dennis & Associates*

**817-992-7889**

**Nancy.dennis@cbdfw.com  
www.NancyDennis.com**

**Brook Meadows Statistics:**

Homes for Sale Currently: 3

Avg. Price = \$125.71 / sq. ft.

Avg. Days on Market = 85 days

Homes Sold Recently (past 6 mo.) = 4

Avg. Price = \$129.28 / sq. ft.

Avg. Days on Market = 96 days



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

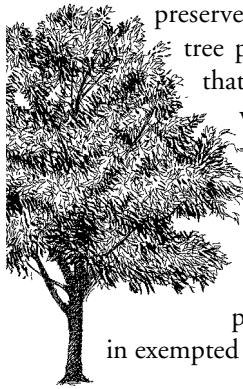




# Brook Meadows

## New Tree Preservation Regulations Approved

The City Council approved an overhaul to the City's tree preservation regulations on November 4, 2009. The approval was the culmination of an 18 month process that included hiring Burditt Consultants from Conroe to perform a wholesale review of Chapter 5-Tree Preservation in the Land Development Code. As part of the review, two workshops were held with City Council and Planning and Zoning Commission members along with members of the Tree Board, Parks and Recreation Advisory Board, members of the development community and concerned citizens.

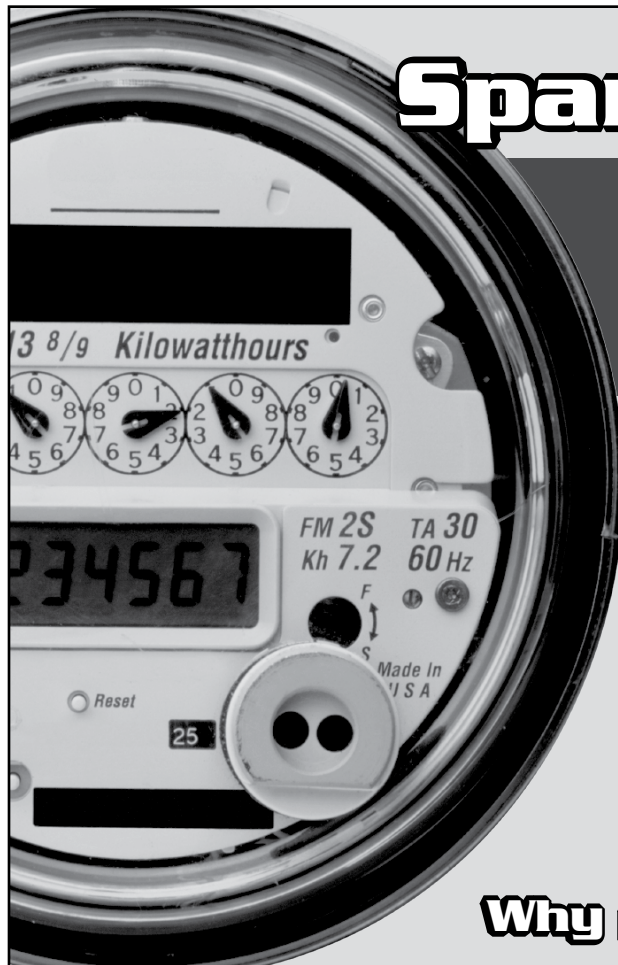


The new regulations are intended to better protect and preserve Colleyville's unique and beautiful mature tree population, many of which are native trees that are part of the old "post-oak belt", which was once a major forest in the middle of the southern great plains that was thousands of square miles in size. The regulations are also intended to make the development process more user friendly for builders and developers by exempting small trees and granting preservation credits for trees that are preserved in exempted areas.

### THE FOLLOWING ARE SOME OF THE LARGER AMENDMENTS TO THE TREE PRESERVATION REGULATIONS:

- The minimum existing tree preservation requirement has changed from three (3) inches in diameter to six (6) inches in diameter;
- The mitigation fee for removal of protected trees has changed from \$100.00 per caliper inch to \$250.00 per caliper inch;
- More detailed plan submittals including a tree preservation plan requirement for new development;
- All undeveloped properties now have a minimum tree preservation requirement in which a minimum number of trees must be preserved and cannot be mitigated but which allows for trees in exempted areas to be credited toward the preservation requirement;
- A provision has been added for heritage trees. Heritage trees are trees that have a diameter that is equal to at least half of the diameter of the tree's representative species on the Texas Forest Service Big Tree Registry. The mitigation fee for heritage trees is \$500.00 per caliper inch.

*(Continued on Page 5)*



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**Why pay more than you have to?**

# Brook Meadows

## New Tree Preservation - (Continued from Page 4)

Colleyville's tree regulations are located in Chapter 5 of the Land Development Code and are available to view or download on the Community Development Department web page at [www.colleyville.com](http://www.colleyville.com)

## CITY ENTRYWAY MARKERS COMING THIS SUMMER

It's very easy in an area as large as the Dallas/Fort Worth metro area to lose track of which city you happen to be traveling through when you are one of 6.6 million people who happen to be spread across 200 different communities. By Mid-Summer 2010, it should be easier to tell when you are entering Colleyville, at least at eight entry points into the City, thanks to the construction of eight new entryway markers. The markers will be constructed of masonry and natural cut limestone and will be landscaped with native, drought tolerant plants.

The construction of the markers is the final step that began with a study that was performed by the consulting design firm of Newman,

Jackson, Bieberstein, Inc. (NJB), who presented the final conceptual designs of the markers in April, 2009. Funding for the markers (\$293,521) was approved in September, 2009 as part of the Fiscal Year 2010 Colleyville Economic Development Corporation budget. Construction is set to begin in late March or early April, 2010.

## LARGE ENTRYWAY MARKER

Dimensions: 9.5 feet x 22.5 feet

Locations:

S.H. 26 just north of John McCain Road  
S.H. 26 & Little Bear Creek

## MEDIUM ENTRYWAY MARKER

Dimensions: 7.5 feet x 9.5 feet

Locations:

McDonwell School Road & Herbert  
Glade Road & the City of Hurst boundary  
S.H. 26 & Cheek Sparger  
Glade Road & Heritage Avenue  
Pool Road & Hall Johnson  
Pool Road & Big Bear Creek

*Do You Have Reason  
to Celebrate?*

We want to hear from you! Email [directors@brookmeadows.org](mailto:directors@brookmeadows.org) to let the community know!

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# Brook Meadows

## Brook Meadows Homeowners Association *Property Modification Request (PMR)*

Homeowner Information and Plans Submission to the Architectural Review Committee (ARC)

HOMEOWNER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE(S) HOME: \_\_\_\_\_ WORK (CELL): \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_ DATE RECEIVED BY ARC: \_\_\_\_\_

In compliance with the BMHA Amended and Restated Declaration of Covenants, Conditions, and Restrictions (the "CC&R's") and the ARC Guidelines Process and Procedures (BMHA Administrative Resolution AR006), I herein request ARC approval to make the following changes, alterations, renovations, additions and/or removals (the "request") to my property as follows:

Proposal

- 1.) Provide sketch or plans to scale with all elevations incl. landscaping (if applicable)
- 2.) Provide description of all materials and colors

Is this an amendment to a previous request? If yes, the approximate date of my previous request was: \_\_\_\_\_

I understand that in accordance with the CC&R's and AR006, the ARC will act upon this request and will provide me with a written notice of the results of the ARC action. I understand and agree to the following provisions:

1. No work, or commitment of work, will be made by me until I have received written notice of approval of this request from the ARC.

2. All work will be performed by either: myself: \_\_\_\_\_ (Yes/No) or by the following named Contractor(s): \_\_\_\_\_

3. If this request is approved (within twenty-one (21) days of submittal), the work would start on or about \_\_\_\_\_, and the scheduled completion date is \_\_\_\_\_.

All work will be performed in a workmanlike manner as scheduled minimizing negative impact to my neighbors.

4. Any work not completed more than thirty (30) days after the scheduled completion date is not approved by the BMHA, and will require an amended request for a time extension to the ARC. This amended request will not jeopardize the original approval of my project, but will only advise of a delay of the completion of my project.

5. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws, codes; regulations; and requirements in connection with this work, and I will obtain any necessary permits and approvals for the work. I understand and agree that the BMHA, its board of directors (the "Board"), agent and the ARC have no obligation or responsibility with respect to such compliance, and that the Board, or its designated ARC, approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement. I also agree that any approval of this project by the ARC, Board, or other BMHA designee is not warranty or guarantee of any safety issues or structural integrity of the approved project.

Homeowner #1 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Homeowner #2 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Please complete form, sign and forward along with all documentation to: ARC  
PO Box 492  
Colleyville, TX 76034  
or email to: [ARC@brookmeadows.org](mailto:ARC@brookmeadows.org)

ARC Action

MEMBER: \_\_\_\_\_ DATE: \_\_\_\_\_ APPROVED - DENIED - INCOMPLETE

MEMBER: \_\_\_\_\_ DATE: \_\_\_\_\_ APPROVED - DENIED - INCOMPLETE

MEMBER: \_\_\_\_\_ DATE: \_\_\_\_\_ APPROVED - DENIED - INCOMPLETE

ARC Comments (indicate email contact # of committee member if request denied):

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## NOT AVAILABLE ONLINE

### Brook Meadows Stork Report

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little one to [directors@brookmeadows.org](mailto:directors@brookmeadows.org).

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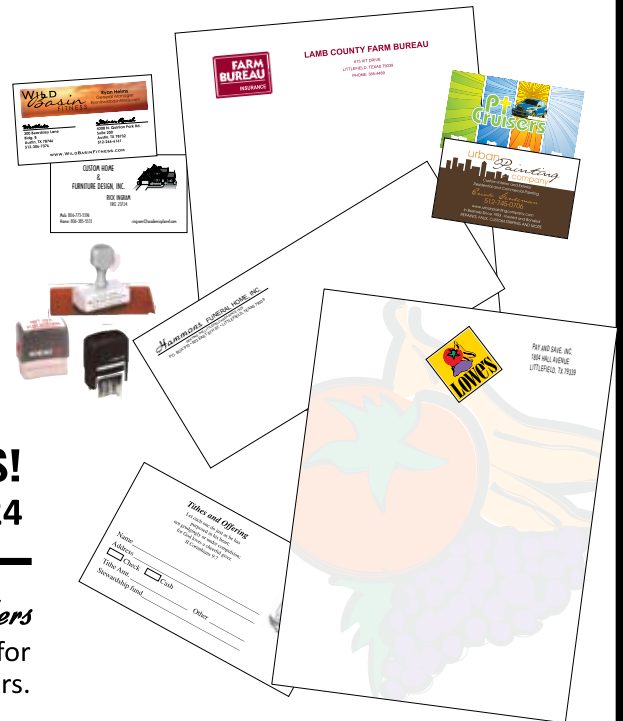
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