

Brook Meadows Messenger

The official publication of the Brook Meadows Homeowners Association

May/June 2022

Visit: www.brookmeadows.org

Social Calendar and Important Events

Ice Cream Social	May 20	6:30 pm	Meadowview cul-de-sac	Meadowview Court
Last Tuesday	May 31	6:30 pm	Anna's Mexican Grill	1009 Cheek-Sparger

Brook Meadows – Spring Bash was Fantastic!



See the story inside. Also, there's a lot of good information from the homeowner's meeting in this edition of the Brook Meadows Messenger.

FROM THE PRESIDENT

By Tony Elkins

2022 Annual HOA Meeting Summary

We had our first in-person Annual HOA meeting since Covid! It was very well attended with plenty of participation. We had 26 attendees and 24 proxies, for a total of 50.

A brief list of key items, in no particular order:

1. Rules for when and how long garbage / recycling / bags can be left out came up. Please see a reprint elsewhere in this newsletter covering this topic.
2. Yard work was a big topic! Specifically, how early and late are you allowed to start or finish, and can anything be done about the noise level of gas-powered tools, especially early in the morning, late evening and Saturday/Sunday mornings. The HOA will again investigate both topics (timing and noise) with the city in short order, so more to come soon.
3. We've had 17 New neighbors since 2020!
4. We are in a strong financial position and continue the planned reduction of cash balance.
5. As with any desirable neighborhood, home sales values continue to be strong.
6. We have our attorneys reviewing what, if any, CCR's may be applicable to homes not in BMHA. There is no specific reason, other than it continues to be a common item of interest that would be good to have settled.
7. We have new plantings at the entrances! Thanks Landscaping Committee!!
8. The Board will investigate new lighting fixtures for the Lakeside entrance, as the current ones are in bad shape.
9. The question came up as to whether the City or HOA can repair the pavestone sidewalks along Meadowview. The Board will re-confirm, but we are quite certain that the city will not take responsibility. Additionally, the HOA could not do so without owner permission.
10. We have a great new Family Activity Committee! Thanks to Bibi Katsev, Marina Grundy and Callie Wright for forming this committee and having already hosted our first ever Easter Egg Hunt and an upcoming Graduation Ice Cream Social (see details elsewhere)
11. Last of all, Leslie Shammass will be coming to the Board of Directors as Social Committee Chairman. Much thanks to Leslie for volunteering, and much thanks as well to Egle Berzinskas for serving in this capacity and being a significant Board contributor for many years!

FY 2022 Board

Tony Elkins, President
Dave Shammass, Vice President
Leslie Shammass, Social
Mary Anderson, Treasurer
Tammy Glaze, Communications

Regards,
Tony Elkins
BMHA Board, President
brookmeadowsha@gmail.com

2022 Spring Bash... SPECTACULAR!!

By Tony Elkins

Thanks to the Pledgers for hosting the 2022 Spring Bash this past Saturday! It was fantastic, and so good to start having in person neighborhood parties again! The house and backyard are nothing short of stunning...so if you didn't make it...you really missed out! Great food (contributed by all) was in abundance and the Pledgers further provided very excellent margaritas! The weather was very cooperative and it was quite pleasant inside and out! There was even a live pianist / entertainer, who was very good, and would recommend him for any future party considerations! I don't know if we had an official head count, but it had to be at least 40-50 people. Again, much thanks to the Pledgers!!

Regards, Tony Elkins

Last Tuesday – May 31

By Brett Flourney

Our Last Tuesday, May 31st will occur at an old favorite, Anna's Mexican Grill, 1009 Cheek-Sparger Road in Tara Village, beginning at 630PM. We hope to arrange the back room in order to more easily facilitate socializing! Come join in the fun!!!

The June location is still being finalized, and we have to consider the vacation attrition that happens in the summer. In the past we have avoided July and August events for that reason, but we will keep our ears to the ground; if there is support for them, we will schedule something. Stay flexible...!

Brett...

SUMMER KICK OFF May 20 FREE ICE CREAM FOR BROOK MEADOWS NEIGHBORS!

By Tony Elkins

Ride your bikes and scooters and head on over to the Meadowview cul-de-sac (Meadowview CT) for some free ice cream and fun on **May 20 at 6:30 pm**. Ice Cream will be served by **Brain Freeze Ice Cream Truck**. Brain Freeze is a small business owned by Chloe - a senior at LD Bell High School. She launched her ice cream jeep as a way to save up money for college. https://www.facebook.com/BrainFreezeHurst/?ref=page_internal Menu can be found in the pictures. Dairy and Nut-free options are available. We hope to see all our neighbors - young and old - enjoy some ice cream while we welcome the start of summer.

Regards, Tony

You say Trash, I say Garbage...what's the difference?? (Reprint from 2019)

In the 7 years I've lived here, the topic of leaving trash bins or lawn cleanup bags at the curb for too long (either before or after pickup day) seems to come up from time to time, and there seems to be just enough truth and fiction that no one knows for sure. So, as promised at the recent annual meeting, the BMHA Board has communicated with the city regarding this topic and learned, among other things, that Trash and Garbage are not the same thing! More on that further down. You can see all the City rules and regulations at the link below, but allow me to summarize some of the key points

that our neighborhood typically brings up:

Definitions:

Garbage is best characterized as the “stuff” you take out of your house in the bags from the kitchen, bedroom, etc. You know, paper plates, packing, food products, etc. Conversely, Trash, among other things, includes leaves, lawn clippings and the like. See the link below for a full definition.

Garbage:

(Think of household waste such as food and indoor waste bin material) cannot be taken out to the curb before 7 PM on the evening before pickup day. There is no rule for when they have to be taken off the curb, though I would encourage everyone to do so expeditiously (no later than the evening of pickup day), so as to maintain an aesthetically pleasing neighborhood.

Trash:

(Think leaves, lawn clippings and the like) have no regulations at all as to when they can be placed on the curb! I suspect there is a common misconception that there are timing restrictions similar to Garbage, but there are not. Per the City person I spoke with, the rationale is that yard maintenance can occur on pretty much any day, so the clippings have to sit there until picked up. That said, let's all try to avoid having refuse bags of any kind sitting on our curbs for an extended period. If it's possible to have your clippings and such even stacked up closer to the house for later transport to the curb, that would be nice! In short, let's all make the effort to keep our curbs as “bag and bin free” as possible. Actually, consider not collecting grass

clippings at all, but rather letting them mulch into your yard! It's great for your grass and cuts down on plastic bags and filling our landfills!

For the full definitions and regulations, go here:

https://library.municode.com/tx/colleyville/codes/code_of_ordinances?nodeId=PTIICOOR_CH82_SOWA_S82-2DUCUPRSUCLCOPLCOCO

Regards, BMHA Board

P.S. As always, if you have any questions or comments, please submit them directly to

brookmeadowsha@gmail.com not to Howard, as he is simply “the messenger”, and a fine one at that!

Grape Nuts...

Wine Club is alive and well!

Fine Wine Takes Time

By Brett Flournoy

Hello all you Nuts! It is a little quiet on the wine front but it IS time to start the planning for our next event, to occur when it warms. We need someone to host this soiree, so be brave and raise that hand! I am envisioning a patio-based Rose' tasting, perhaps Provence vs the rest of the world (excluding Russia - we are sanctioning them).

Provençal Rose's rock, if you haven't tried one, but expect to pay close to \$20 these days for the real deal. The takeaway here is that **we need a hosting location**.

To be added to the Grape Nuts email list, just contact me:

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brettflournoy@gmail.com

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Non-Board Positions

Newsletter Editor	Brad Jensen	brad.jensen@att.net
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Teenage Job Seekers

Name	Age	Baby Sit	Pet Sit	Yard Work	Phone #
Bulger, Kathleen	16	Y Certified	Y		817-917-2109
Garner, Katie	15	Y Certified	Y		817-701-6460
Limosnero, Roland			Y		817 925-1713
Norwood, Alexis			Y	Y	817-540-2522
Seales, Isabella	13	Y	Y		817 909-6773

The Job Seekers listing service is provided free to all Brook Meadows teenagers seeking work. Each month the newsletter includes a list of teenagers in the neighborhood seeking employment; i.e. baby-sitting, yard work or pet care. With so many new people moving into the neighborhood this is a great reference for anyone in need of such a service. If you or your child is looking for a job in the neighborhood, please provide your information including name, age, telephone number, email and the job being sought. We'll include in the next and future issues of the e-newsletter.

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