

SpringBrook Homeowners Association, Inc.

NEWSLETTER

2002 Issue

www.geocities.com/shoaweb/

December 2002

Expense and Income Summary

Partial 2002 (01/01/2002 - 11/30/2002)

Expenses

Irrigation Repair	\$1,215.51
Landscape Maintenance	\$8,436.23
Utilities	\$2,111.79
Insurance.....	\$3,706.35
Printing/Mailing Supplies.....	\$226.87
Miscellaneous.....	\$678.28
11 Months of Expenses	\$16,375.03

Income

Dues.....	\$16,425.00
Miscellaneous.....	\$172.84
11 Months of Income	\$16,597.84

Beginning Balance (01/01/2002)	\$13,341.91
Expenses.....	\$16,375.03
Income.....	\$16,597.84
Ending Balance (11/30/2002)	\$13,564.72

Reminder about Leasing

The Homeowners Association Rules prohibit leasing a house or providing room and board plan. Homeowners may not lease their houses and may not live in their house and rent out one or more of their bedrooms.

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2002 Board of Directors

A new SpringBrook Homeowners Association Board of Directors was elected from attendees at the annual September meeting. Their terms run from October 1, 2002 until September 30, 2003. Each member of the board is looking forward to working with all association members to continue to make improvements to our neighborhood.

The new board of directors is as follows:

President

Steve Garrett
3938 Oriole Court
(979) 690-9744
srg@rf-mail.tamu.edu

Vice President

Peggy Mackey
3944 Dove Trail
(979) 690-7023
pmmackey@usa.net

Treasurer

Karen Fawcett
3905 Hawk Owl Cove
(979) 690-3038
kfawcett@medicine.tamu.edu

Secretary

Elizabeth James
1712 Starling
(979) 690-7015
lonestar.family@verizon.net

Annual Meeting Held



The annual meeting was held September 9, 2002 at the Cypress Meadows Intermediate School. There are 196 properties in the subdivision. 31 people (24 property owners; 12%) attended the meeting

Landscaping

President reported irrigation system repairs of \$1,215.51. The renovation of the flowerbeds at the Eagle/Longmire intersection were delayed to permit the repairs. Asked for recommendations for future projects.

Dues Collection

Only seven properties are not current. The association's attorney, Jerry Brown, filed liens on these properties on September 9, 2002. Dues will continue to be collected on January 1 of each year.

Rental Property

Advised deed restrictions prohibit leasing houses in the subdivision. This was a topic of great interest among the members with the majority expressing the opinion the association should enforce the restriction. President solicited member advice on how to handle but reserved the right for the Board to take appropriate action. Deed sections 3.34 and 4.01 are read prohibiting rental properties. (The deed restrictions can be found on our web site.

<http://www.geocities.com/shoaweb/DeedRest.htm>)

Member Tony Provin discussed the Telecommunications Act trumped the deed restrictions on satellite dishes of 36 inches or less. President recommended members contact police with complaints related to "overuse" of residences until Board acts to require compliance with renting prohibition. Member Tony Provin advised the first Board elected to change the Bylaws to require only 25% attendance for voting to change Bylaws. The membership passed the resolution at the next annual meeting.

Improvement Projects

Discussed the possibility of an improvement project along the south side of Eagle with landscape and irrigation. Discussed the possibility of a Gateway

Project at the Longmire entry to the subdivision (behind Gold Finch Circle). Ideas were sent to the Beautification Committee.

Several members asked the Board to investigate a repair of the brick landscaping around the light pole located in the middle of the block on the west side of Longmire.

Member Sam Brody advised of the possibility of future flooding in the subdivision caused by the extensive development in the surrounding area. Discussed the need for volunteers for architectural, Lick Creek cleanup, and beautification committees.

Fencing

Advised members deed restrictions require fencing to have the framing on the inside of the fence so that "smooth side" of cedar boards faced the common areas. Homeowners out-of-compliance with the requirement will be advised to correct the situation the next time they replace their fence.

Election of Board of Directors

The Board of Directors for the October 1, 2002 – September 30, 2003 term:

Secretary: Elizabeth James *Treasurer:* Karen Fawcett
Vice President: Peggy Mackey *President:* Steve Garrett

New Business

President Garrett discussed the possibility of increasing the general liability insurance policy to \$1,000,000 to take advantage of the immunity provided to nonprofit organizations in Chapter 84 of the Civil Practice and Remedies Code. Under §84.003(1)(C) homeowner associations qualify. Coverage required is \$500,000 per person/\$1,000,000 for each single occurrence/\$100,000 for property damage. Member Jerry Brown agreed to discuss the availability of such coverage with the association's insurance company, Beal Insurance.

The Neighborhood

Discussed the possibility of obtaining the property located behind Stylecraft as a neighborhood park. Given the high commercial value of the land most members believed it was not possible to obtain the property.

Several members expressed the desire to keep the "green belt" a natural area and to avoid development by the city.

The possibility of a neighborhood watch program was discussed and several members pledged to investigate the feasibility by contacting CSPD.

SPRINGBROOK HOMEOWNERS ASSOCIATION, INC.

P.O. Box 9337
College Station, Texas 77842

SpringBrook Subdivision
Cypress Meadow
Cypress Meadow Phase Two
Hidden Hollow
Oakgrove

Web Site: www.geocities.com/shoaweb/

December 1, 2002

2003 DUES INVOICE

Greetings Homeowners:

It is time again to collect the association's annual dues from all homeowners. The 2003 assessment remains \$100.00.

The **ANNUAL ASSESSMENT IS DUE JANUARY 1st**. *Any dues payment not received by January 15th will be subject to a \$25.00 late fee.* Checks should be made payable to "SpringBrook Homeowners Association, Inc." or you can use the abbreviation "SHOA." Payments should be mailed to: SHOA, Attn: Treasurer, P.O. Box 9337, College Station, Texas 77842.

IMPORTANT NOTICE TO INDIVIDUALS WHO ARE LEASING THEIR RESIDENCE: If you do not own the house you live in, please forward this invoice to the owner. Alternatively, please return this invoice to us after filling-in the owner's name, address, and telephone number in the above-provided spaces, and we will forward it to the owner.

If you have any questions, please contact Steve Garrett at (979) 845-8633 (days) or (979) 690-9744 (evenings).

THANK YOU FOR YOUR PROMPT PAYMENT!!

To ensure proper credit of your payment and to verify our records, please return the following information completed:

Homeowner Name(s): _____

Street Address: _____

City, State, Zip Code: _____

Telephone: _____

We are asking for this information to ensure our records are accurate; this information is important because the mailing labels used to send this invoice were generated from our database. Up-to-date information will ensure you receive future information from the association.

STANDING COMMITTEES

Each committee is comprised of three voting members and as many advisory members that choose to participate. If you would be interested in serving as a member of one of these committees, please contact Steve Garrett. The board members will convene these committees and questions should be directed to them.

ARCHITECTURAL COMMITTEE

Addresses all issues pertaining to proposed construction in the subdivision. Governed by Article 6 of the Declaration of Covenants, Conditions and Restrictions. Standing Committee Members: Marci Halterman-Cox, Mike & Teri Gerst, Richard Epting, Steve Garrett, Carroll Albritton

BEAUTIFICATION COMMITTEE

Addresses the issue of capital improvements to the common areas of the subdivision. Standing Committee Members: Peggy Mackey, Alice Mills, Carol Loopstra, Elizabeth James

LICK CREEK DRAINAGE AREA COMMITTEE

Organizes the annual clean-up of the drainage area. Governed by § 15.02 of the SHOA, Inc. Bylaws. Standing Committee Members: Jerry Brown, Ernie Grantier, Allen Reynolds, Sam Brody, O.J. Howell

ACTIVITIES COMMITTEE

Responsible for neighborly activities and community social events. Standing Committee Members: Becky Albritton, Chris Boyce, Mary Sasser, Jill Sprecher, Karin Doerr, Elizabeth James

DEED RESTRICTION COMMITTEE

To research the interpretations of the deeds restrictions as would be interpreted in a court of law. Standing Committee Members: Bob Boyce, Allen Reynolds, Marci Halterman-Cox

SpringBrook Homeowners Association, Inc.
P.O. Box 9337
College Station, TX 77842



**Dues Invoice
Enclosed!**

Payment due
January 1, 2003!