

SpringBrook Homeowners Association, Inc.

NEWSLETTER

2005 Issue 1

www.geocities.com/shoaweb

January 2005



Time to pay late dues!

ANNUAL DUES

The deadline to pay 2005 annual dues was January 1st. Dues were increased this year to \$125. A late fee of \$25 is applied to dues outstanding past January 15th.

As of January 28th, there are 22 houses with unpaid dues. **If you have not yet paid the dues for your property, please mail payment to:**

Springbrook Homeowners Association, Inc.
Attn: Treasurer
P O Box 9337
College Station, TX 77842

Checks should be made payable to "SpringBrook Homeowners Association, Inc." or SHOA.

LEASING IS PROHIBITED

Deed Restriction Article 3.34 reads "No owner shall permit any Lot or Improvement on any Lot to be used in whole or in part by tenants on rooming or boarding plans or contracts, or both, of any type."

This means **property owners may not lease their houses and may not live in their house and rent out one or more of their bedrooms to individuals.**

Community members need to report violations to the Board. Violations may be reported anonymously by sending a letter to the homeowner's association PO Box.

2004-2005 BOARD OF DIRECTORS

The SpringBrook Homeowners Association Board of Directors was elected at the annual September meeting. Their terms run from October 1, 2004 until September 30, 2005. Each member of the board looks forward to working with all association members to make improvements in our neighborhood.

The board of directors is as follows:

President

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

Vice President

Rhonda Tate
1718 Starling Drive
rhondatate@verizon.net

Treasurer

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

Secretary

Tracy Sivley
1722 Purple Martin Cove
(979) 690-2681
tsivley@verizon.net

PET ETIQUETTE

Dog owners enjoy walking their pets around the neighborhood. Please remember that your fellow community members also enjoy having a clean yard. **Be courteous and clean up after your pet!**

The Deed Restrictions state that pets are not allowed on anyone's property unless restrained on a leash and accompanied by their owner. Also, pets should not be allowed to make an unreasonable amount of noise.

Pets can be a lot of fun and can bring much enjoyment to our lives. Enjoy your pets, but remember to be respectful towards your neighbors.



VEHICLES PARKED ON STREET

The City of College Station has ordinances that prohibit parking certain vehicles in residential areas:

- Recreational vehicles may not be parked in a residential area for more than 72 hours in a 30-day period.
- Trailers may not be parked in a residential area except for loading and unloading.

VACANT LOT

The vacant lot located at 1815 Eagle (behind Style Craft) is not owned by our subdivision. If you notice that the lot needs maintenance, send an email to Cindy Dillard at the City of College Station, cdillard@cstx.gov. There's strength in numbers so send in your complaint, even if you know your neighbor has already done so. If they receive several complaints, they are more likely to take action.

HOMEOWNER'S ASSOCIATION 2004 EXPENSES & INCOME AS OF DECEMBER 21, 2004

Beginning Balance (01/01/2004)	\$23,195.87
<i>minus</i> Expenses	\$25,935.53
<i>plus</i> Income	\$22,780.35
Bank Balance (12/31/2004)	\$20,040.69
<i>minus</i> Repair Reserve	\$5,000.00
Ending Balance	<u>\$15,040.69</u>

2004 Expenses

Capital Improvements	\$9,327.09
Landscape Maintenance	\$9,203.16
Irrigation Repair	\$638.39
Insurance	\$4,414.01
Utilities	\$1,367.33
Printing/Mailing Supplies	\$561.59
Dues Collection	\$5.00
Room Rental	\$140.00
National Night Out	\$224.92
Misc.	\$54.04
	<u>\$25,935.53</u>

2004 Income

2005 Dues	\$10,125.00
2004 Dues	\$12,000.00
Other Years Dues	\$200.00
Late Fees	\$175.00
Resale Certificates	\$225.00
Misc Dues Collection	\$55.35
	<u>\$22,780.35</u>

USEFUL WEBSITES

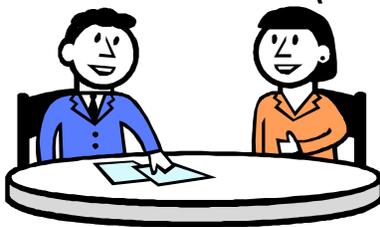
Listed below are a few web sites that contain useful community information:

Springbrook Homeowner's Association
www.geocities.com/shoaweb

City of College Station Code of Ordinances
<http://code.ci.college-station.tx.us/>

City of College Station
<http://www.cstx.gov/home/index.asp>

SPRINGBROOK HOMEOWNER ASSOCIATION (SHOA) ANNUAL MEETING



The SHOA annual meeting was held September 13, 2004 at the Cypress Meadows Intermediate School. There are 196 properties in the subdivision. At the meeting, 39 properties were represented.

Leasing Issues

For the last several years, the Board has advised homeowners that deed restrictions prohibit leasing houses in the subdivision. This was a topic of great interest. The majority in attendance expressed the opinion that the SHOA should enforce this restriction.

To repeat, there is **NO LEASING allowed**. Property owners may have non-paying guests or family members residing in the house, but no roommates or tenants are permitted. The Board has obtained a legal opinion from a Homeowner Association Legal Specialist in Houston, TX. The opinion returned in favor of enforcement with the qualification that the SHOA Board is responsible for enforcement.

The Board will seek enforcement of the deed restrictions through active communication with realtors and title companies. The Board will also consider assessing special assessments for leased properties and then placing a lien on the home.

Call for Committee Volunteers

The need for volunteers for Architectural, Lick Creek, and Beautification committees was discussed. A sign-up sheet was circulated for volunteers.

Committee Reports

- **Architecture Committee**

The Architecture Committee must approve improvements of any exterior property elements in advance. This includes walkways, gazebos, sheds, and roof replacement. Basically, anything that is visible from the sidewalk or a value added improvement

- **Beautification Committee**

Brazos Valley Landscape has completed their improvement of the east/south side of Eagle between Longmire and Hawk Owl Cove. No improvement will be made on the north side of Eagle because the sidewalk interferes. This holds true for Eagle west of Longmire. Brazos Valley Landscape was the best bid out of three bids; in addition, this company also performs our regular landscaping and is familiar with our system and repair needs. They did a great job. In addition, they cleaned the lot behind Style Craft, which is not SHOA Property.

- **Activities Committee**

A huge "Thank you!" goes to Karin Doerr and DeEste Garrett for their help in making National Night Out such a success. This year, there were 134 participants compared to 95 participants in the previous year.

- **Lick Creek Committee**

Pictures depicting Lick Creek in flood stages after the heavy rains were circulated at the meeting. Next to leasing, this was the other hot topic of the evening. Lick Creek is deemed an attraction to the subdivision. Per the deed restrictions, clean up must occur annually. Trash, cans, branches and dead trees must be removed. The debris has potential to cause flooding by jamming up the creek and forcing the water out of its banks.

Since there were only three volunteer responses to the clean up scheduled for March 2004, the board cancelled the clean up and had discussions regarding other solutions. The manpower required for clean up is really more than volunteers can give.

For the time being, Brazos Valley Landscaping will be asked to remove trees within the creek and on the trail. The Board has determined that, at a minimum, an increase of \$10-\$25 in the annual dues is unavoidable in order to cover this cost. This will be the first increase since the dues were enacted in 1995 for \$100 per year.

At the meeting, a local engineer advised that the water path of the creek should be redirected. If the creek continues with the current flow pattern, the path will continue to widen over time and cause further erosion. Heavy Equipment (which many attendees objected too) will be required and reshaping the flow of water will destroy some existing trees. Eventually, a decision will have to be made regarding the future of the creek. Now is the time to explore options. The condition must be addressed before it worsens.

New Business

Changes to the surrounding roads were discussed. The Highway 6 access road will eventually become a one-way road and Barron Road will be widened. The overpass at Barron Road will potentially occur in five years. TX DOT has this project listed as #10 on their priority list.

The suggestion was made to request brick fencing to help shield homes in our subdivision from road noise due to increased traffic on Barron Road. SHOA deed restrictions specify that fencing must be of cedar wood so brick fencing is technically not allowed. If your property backs up the Barron Road and you would like to discuss this further, please contact Steve Garrett.

Election of Board of Directors

The Board of Directors for the October 1, 2004 – September 30, 2005 term were elected. See page 1 of the newsletter.

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PO Box 9337
College Station, TX 77842