

Springbrook Homeowners
Association, Inc.

NEWSLETTER

2004 Issue 2

www.geocities.com/showweb

April 2004

Please Pay Any Late Dues!

HOMEOWNER ASSOCIATION DUES

- Under the Homeowners Association Rules, dues are payable on January 1st of each year in the amount of \$100. A late fee of \$25 is applied to dues outstanding past January 15th.

THERE ARE 9 HOUSES WITH UNPAID DUES AS OF APRIL 10TH. PLEASE MAIL YOUR CHECK FOR \$125 TO OUR PO BOX AS SOON AS POSSIBLE BEFORE ACTIONS TO PLACE LIENS ARE TAKEN.

- The collection effort will now involve placing liens against property with outstanding dues.
- The Board encourages payment of dues. Annual dues are payable on January 1, 2004. An invoice was sent separately in December 2003 for this payment and letters have been sent to the 9 properties.

REMINDER ABOUT LEASING

- Under the Homeowners Association Rules, leasing of a house or providing a room and board plan is prohibited.
- Homeowners may not lease their houses and may not live in their house and rent out one or more of their bedrooms to individuals.
- Violating this prohibition could result in the board seeking an injunction and the property owner being required to reimburse the board its attorney's fees and expenses.
- Community Members need to report violations to the board. The person reporting may do so anonymously through our PO Box.

BACKWARD FENCES

- Backward Fences Facing Common Areas are in violation with the Deed Restrictions.
- Framing/skeleton needs to be on the inside of your yard.
- Repairing or replacing your fencing? The Homeowners Association requires compliance with this requirement!

RECIPE EXCHANGE



strawberry Trifle

This cool desert recipe is perfect for summer.

- | | |
|---|------------------|
| 8oz. Cream Cheese | Whip |
| 8oz. Sour Cream | Include and whip |
| 1sm pkg vanilla instant pudding mix with ½ cup milk | Include and whip |
| 12oz. Cool whip | Fold in together |
| Layer ½ of whipped mixture in glass dish | |
| Layer Nilla Wafer Cookies | |
| Layer 1 can 21oz. Strawberry Pie Filling | |
| Repeat layers and chill until served. | |

NEIGHBORHOOD GARAGE SALE MAY 8, 2004

- May 8th will be your opportunity for free advertising of your garage sale.
- The Homeowners Association is paying to advertise a neighborhood garage sale from 7am – 10am.
- The activity committee welcomes your ideas. If you'd like to share, please email Elizabeth at lonestar.family@verizon.net.

BEAUTIFICATION/LANDSCAPING (Peggy Mackey)

SPRINKLERS AND WATERING

- If anyone notices excessive water running from the common areas due to excessive water usage or leaking sprinkler system, please notify any of the board members and we will respond with haste.

VACANT LOT

- A big Thank You to Brazos Valley Landscaping for taking care of the vacant lot behind Style Craft. After non-response from the City, the board requested that some necessary maintenance be performed.

Springbrook Homeowners Association, Inc.
PO Box 9337
College Station, TX 77842

Lick Creek

Cleanup

Cancelled!!

- Lick Creek Cleanup was scheduled for March 27, 2004. This volunteer event received response from three families other than the board members. Thank you for your willingness to participate.
- The load of work required a turnout of a minimum of 30 families. Historically approximately another four families joined the respondents. With this in mind, we anticipated 10 families total, and the event was cancelled.
- The work is still waiting. We have requested a quote to hire out the clean up and anticipate a range of \$3,000 to \$5,000 to included debris clean up, path maintenance and removing fallen trees.
- The board anticipates raising dues \$10 to \$25 annually as to maintain a capital improvement budget for irrigation repairs and other improvements.

(Steve, I need a little finesse help with this)

HOMEOWNER'S ASSOCIATION 2004 INCOME & EXPENSE AS OF APRIL 5, 2004

(Karen, do want to update, or is it Okay?)

Beginning Balance (12/31/2003)	\$23,195.87
plus Income	\$11,663.59
Minus Expenses	\$2,649.99
Minus Capital Reserve	\$15,000.00
Ending Balance (4/5/2004)	<u>\$17,209.47</u>

2004 Income

2004 Dues	\$11,200.00
Other Years Dues	\$200.00
Late Fees	\$150.00
Resale Certificates	\$75.00
Dues Collection	\$38.59
	<u>\$11,663.59</u>

2004 Expenses

Landscape Maintenance	\$2,300.79
Insurance	\$0.00
Utilities	\$120.24
Leasing Issues	\$0.00
Printing/Mailing Supplies	\$223.96
Dues Collection	\$5.00
Lick Creek Cleanup	\$0.00
National Night Out	\$0.00
Misc.	\$0.00
	<u>\$2,649.99</u>

Capital Reserve

Eagle (Longmire to Hawk Owl)	\$10,000.00
Irrigation Repairs	\$5,000.00
	<u>\$15,000.00</u>

Note: 2003 Revenues were \$22,377.25 and
2003 Expenses were \$18,227.48.

The Association requires the annual difference of \$4,100.00 for capital improvements and has saved up for three years to improve Eagle from Longmire Rd to Hawk Owl Cove.

2003 BOARD OF DIRECTORS

The SpringBrook Homeowners Association Board of Directors was re-elected at the annual September meeting. Their terms run from October 1, 2003 until September 30, 2004. Each member of the board is looking forward to working with all association members to continue to make improvements to 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

Peggy Mackey
3944 Dove Trail
(979) 690-7023
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Treasurer

Karen Fawcett
3905 Hawk Owl Cove
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Secretary

Elizabeth James
1712 Starling Drive
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