

Spring Brook Homeowners Association, Inc.

NEWSLETTER

2004 Issue 1

www.geocities.com/shoaweb

January 2004

Please Pay Any Late Dues!

HOMEOWNERS 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 20 houses with unpaid dues as of January 20th. 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 prompt payment of dues. Annual dues are payable on January 1, 2004. An invoice was sent separately in December 2003 for this payment.

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.
- The prohibition extends to the owner renting a room to students or other 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
- Framing/skeleton needs to be on the inside of your yard.

Repairing or replacing fencing? The Homeowners Association requires compliance with this requirement!

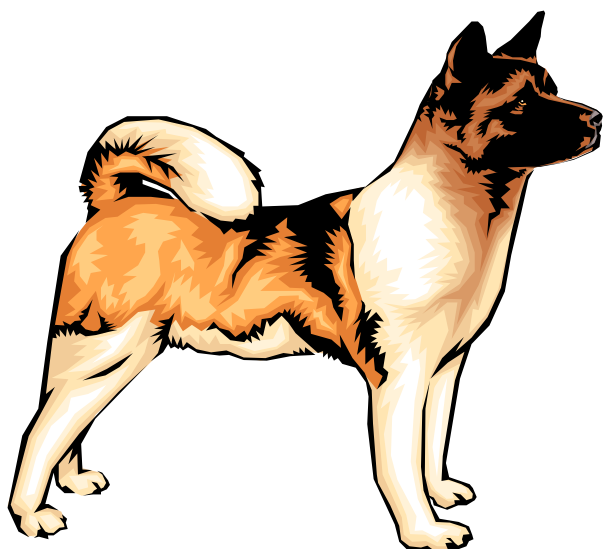
WEBSITE

- The Homeowners Association website. Check it out at the following address. www.geocities.com/shoaweb

BLOOD DRIVE

- The Red Cross has announced that the blood supply in the U.S. is critically low. We are going to do a blood drive right here, in our own neighborhood.
- Tracie Thompson on Purple Martin Cove would like you to call all your friends and neighbors, get them to commit to coming out to donate when the Red Cross Unit is here, then call her at 690-7079 by **February 10th** with times of the day that might be good for you to donate. If you can't donate blood, helping hands are also appreciated.

DOG MATTER AND ROAMING CAT ISSUE



This is a friendly neighborhood and people here enjoy their yards. It is common courtesy to pick up after your dog, after they use someone else's yard as their bathroom. We need to remember that as neighbors. Deed restriction §3.24 provides pets can't be on anyone's property except the owner unless confined to a leash.

In addition, College Station lease laws apply to cats. Therefore, any cats that are allowed outdoors permanently or just for a few hours, are violating the restrictions set forth by the city. If someone does not recognize your pet, they have the right to call the animal shelter and request the animal be removed. This is true for dogs as well.

Just a friendly remind to promote a pleasant and welcoming area to those around us.

Lick Creek Cleanup!!

LICK CREEK CLEAN UP

Lick Creek Cleanup is March 27, 2004 with a rain out day of April 3rd.

- Lunch will be provided that day.
- This is an annual volunteer event to promote the beauty of our green belt and the walking path.
- Bring whatever tools maybe useful; traditionally, wheelbarrows, chainsaws, and gloves have been essential.

This year we really need a minimum of forty families to volunteer as the cleanup of the creek involves many fallen trees, much garbage and overall needs a thorough cleaning.

- Please let your neighbors know how much help is needed and appreciated and send an email Elizabeth James to signup. lonestar.family@verizon.net

BEAUTIFICATION COMMITTEE

The Beautification Committee will meet on February 2nd, 7:00 P.M. to discuss the enhancements to be added to Eagle Avenue. The bids are in and we need to decide on the contractor. If anyone would like to be a voice for this committee, please contact Peggy Mackey. Her number is 690-7023. The final bid will be presented to the Board for approval. Now is the time to get started on this project.

DEED RESTRICTIONS

- The deed restrictions include restrictions against leasing or renting out a room.
- www.geocities.com/shoaweb/deed.htm

ARCHITECTURE COMMITTEE

For those of you that would like to add to your property by building a storage shed or rebuilding a sidewalk, the architecture committee forms for approval of the property improvements.

www.geocities.com/shoaweb/arch.doc

STANDING COMMITTEES

If you would be interested in serving as a member of one of these committees, please contact Steve Garrett.

ARCHITECTURAL COMMITTEE

Addresses all issues pertaining to proposed construction in the subdivision. Governed by Article 6 of the Declaration of Covenants, Conditions and Restrictions. Board Representative: Steve Garrett

BEAUTIFICATION COMMITTEE

Addresses the issue of capital improvements to the common areas of the subdivision. Board Representative: Peggy Mackey

LICK CREEK DRAINAGE AREA COMMITTEE

Organizes the annual clean-up of the drainage area. Governed by § 15.02 of the SHOA, Inc. Bylaws. Board Representative: Jerry Brown

ACTIVITIES COMMITTEE

Responsible for neighborly activities and community social events. Board Representative: Elizabeth James

DEED RESTRICTION COMMITTEE

To research the interpretations of the deeds restrictions as would be interpreted in a court of law. Board Representative: Steve Garrett

COLLEGE STATION ISD REDRAWING

The school district Board of Trustees will host meetings to request public input regarding the criteria for redrawing CSISD attendance zones. The first meeting will be: February 3rd at Lincoln Recreation Center at 7:00 pm.

FINANCIAL STATEMENT

Springbrook Home Owner's Association
2003 Income and Expense Statement
As of December 31, 2003

Beginning Balance (01/01/2003)	\$19,046.10
plus Income	\$22,377.25
minus Expenses	\$18,227.48
Ending Balance (12/31/2003)	<u>\$23,195.87</u>

2003 Income

2004 Dues (early payments)	\$7,500.00
2003 Dues	\$12,500.00
Other Years Dues	\$1,100.00
Late Fees	\$550.00
Resale Certificates	\$525.00
Other Dues Collection	\$202.25
	<u>\$22,377.25</u>

2003 Expenses

Landscape Maintenance	\$9,598.27
Insurance	\$4,414.01
Utilities	\$1,723.32
Leasing Issues	\$1,424.78
Printing/Mailing Supplies	\$563.99
Dues Collection	\$66.00
Lick Creek Cleanup	\$156.13
National Night Out	\$130.17
Misc.	\$150.81
	<u>\$18,227.48</u>

ANNUAL MEETING HELD



The annual meeting was held September 8, 2003 at the Cypress Meadows Intermediate School. There are 196 properties in the subdivision. Approximately 24 people attended the meeting

Landscaping/Improvement Projects

Alice Mills delivered the report from the Beautification Committee. Work on Eagle closer to Highway 6 is out to bid and when enough bids are in the Committee will meet to select the best candidate and present that to the board. This will include irrigation from Longmire to Hawk Owl Cove on the south side of eagle. This will end up being trees and scrubs, depending on the bids and designs. There have also been more irrigation repairs.

Dues Collection

Last year there was \$6,000 in outstanding dues at this time. This year there is only \$1,100 outstanding and only 5 properties are not current. The association's attorney, Jerry Brown, filed liens on these properties in May 2003. Dues continue to be collected on January 1 of each year. A reminder that the Association incurs attorney's fees when liens are placed and these liens will be required of the homeowner prior to liens being removed. Another discussion was held over "current occupant" as used on all mailings. The post office has requested that "current occupant" be used as to insure that the mailers will reach the person living in the home even if they are new to the neighborhood.

Leasing Issues

Last year the board advised attendees that 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.

To remind everyone, there is NO LEASING allowed. Owners may have non-paying guests or family residing in the house, but no roommates or tenants are permitted. Last year the board asked for feed back. There was no response, other than a couple emails posed as complaints. The board has been active in seeking a legal opinion.

This spring we hired a Houston attorney for an opinion. This opinion returned in favor of enforcement with qualifications and that the board is responsible for enforcement. The details of the opinion are: leasing is prohibited; enforcement is qualified since there are no cases identical in the text of the deed; latches defined means if you have not in the past, you cannot now; complaints are increasing. The board will seek enforcement of the deed restrictions through active communication with Realtors and Title companies. The board will also consider assessing special fines for leased properties and then placing a lien on the home.

Vehicles in the street

Parked cars out on the road are not violating any restrictions. It is NOT appropriate to park a trailer, RV, Boat or other pull along type vehicle at or on your property for more than 48 hours consecutively. Those that do are in violation of the Deed Restrictions.

Dead Trees

Let Steve Garret know (through email) about any violations at all. For dead trees, if there is no action by the homeowner, the association can have dead trees removed and then fine the property for the cost of removing the trees. Liens will be placed for any homes that have not paid the fees and title companies will not release the home without the liens removed.

Lick Creek Cleanup

There were 15 to 20 homes represented at the Lick Creek Cleanup on March 29, 2003. The board thanks everyone that volunteered. Dead trees that were a danger to homes, fences and the trail were removed. There was a large effort to pick up garbage as well.

The City has sprayed the weeds at the Bridge and has improved the drainage by opening the creek at the bridge to prevent debris build up. The city had plans at one time to turn the green belt into a park. This was initially entertained until the plans were unveiled and the Homeowner Association withdrew the offer. A concrete creek and huge sidewalks with heavy outdoor lighting was rejected as not natural enough for the setting of the green belt. The College of Architecture has been contacted to see if the Landscape Architecture department would be interested in analyzing our creek area and offering ideas for it.

Neighborhood Watch and Citizens Police Academy

The two organizations are designed to promote safe neighborhoods. Several people expressed strong interest in a neighborhood watch. The problem with that is we need 98 homes to participate (50% of the 196 neighborhood homes). This is difficult to achieve with the four sections of our subdivision. If there is someone who would like to take on this task, there are those who would support that and join, feel free to contact the board to get the ball rolling. Citizen's Police Academy is on an individual basis and you learn all aspects of a police man's job and get to practice some of the routines as well. Contact Officer Wiesepape at 764-3573 for more information.

Architecture Committee

A home within the neighborhood had a fitting around their water faucet that gave way while they were on vacation. After \$15,000 and 30 days in a hotel, they were able to move back into their home. They have found a pressure regulator for the whole water system at Lowe's for a small amount (\$200) compared to the costs of the repair and time spent in a hotel.

Call for Committee Volunteers (Architecture, Lick Creek, Activities, Beautification)

Discussed the need for volunteers for architectural, Lick Creek cleanup, and beautification committees.

Election of Board of Directors

The Board of Directors for the October 1, 2003 – September 30, 2004 term:

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

New Business

President Garrett discussed the increased general liability insurance policy premium. Director's Insurance is approximately \$1,382 and last year the Liability Insurance was at \$2,653 and is expected to be more this year. Mention was made of one property that had liens placed that disagreed with the liens. The Board had sent four notices without collection of the dues. Subsequently, a lien was placed on the home.

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

Treasurer

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

Vice President

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

Secretary

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

Email Suggestions for Community Improvements to the President.

Please email Elizabeth James (lonestar.family@verizon.net) with your email address if you would prefer receiving notification that the newsletter is posted on the web.