

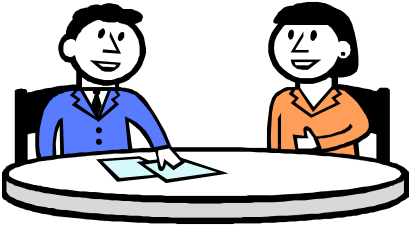
NEWSLETTER

2006 Issue 1

www.springbrookhoa.org

July 2006

Mark Your Calendar!



SHOA ANNUAL MEETING

DATE: Monday
September 11th, 2006

TIME: 7:00 – 9:00 PM

LOCATION: Cypress Grove Intermediate School
on Graham Road

Please plan to attend this year's annual meeting.

HOT TOPICS for the meeting:

Election of 2006 Board of Directors

Volunteers needed!

All SHOA members are eligible to serve on the board. The board consists of the President, Vice President, Secretary, and Treasurer. If you are interested in volunteering as a member of the SHOA board, please make plans to attend the September meeting.

Barron Road widening

Leasing Issues

**NATIONAL NIGHT OUT
TUESDAY, AUGUST 1, 2006
6:30-8:00 PM**

Make plans now to attend this year's annual National Night Out. Come meet your neighbors and enjoy a nice, cold snow cone! We'll also have water balloons for the young...and young at heart!

The location this year will be at the end of Eagle Drive, just past Lorikeet.

This is a great opportunity to visit and have fun! We hope to see you there.

****Note that if National Night Out gets rained out, there will be no rescheduling of the event.**

****Also, for additional information on crime prevention and safety tips, the City of College Station is hosting a NNO Kick Off event at Post Oak Mall on Saturday, July 29 from 11-4.**



**Springbrook Home Owner's Association
2006 Expenses and Income
As of 07/18/2006**

| | |
|--------------------------------|---------------------------|
| Beginning Balance (01/01/2006) | \$30,147.43 |
| <i>minus</i> Expenses | \$6,895.41 |
| <i>plus</i> Income | \$12,050.00 |
| Ending Balance | <u><u>\$35,302.02</u></u> |

2006 Expenses

| | |
|-----------------------|--------------------------|
| Landscape Maintenance | \$5,885.66 |
| Irrigation Repair | \$68.76 |
| Utilities | \$935.69 |
| Miscellaneous | \$5.30 |
| | <u><u>\$6,895.41</u></u> |

2006 Income

| | |
|---------------------|---------------------------|
| 2006 Dues | \$11,375.00 |
| 2006 Late Fees | \$350.00 |
| Other Years Dues | \$225.00 |
| Resale Certificates | \$100.00 |
| | <u><u>\$12,050.00</u></u> |

NOISE ABATEMENT

Loud party or noise violations are strictly enforced by the College Station Police Department. Disorderly Conduct is a Class C Misdemeanor and is punishable by a fine up to \$500. If you have a concern about a loud party or noise violation, please call the College Station Police Department at 764-3600.



Section 3.23 of the deed restrictions requires all fences be constructed with the finished (smooth) side facing all streets and common areas and rough side facing the interior of the lot. This Board and previous boards have waived strict compliance with this requirement only as to fences built prior to the association being operational but all new fences are required to be in compliance. This issue has been addressed several times in recent newsletters and is mentioned here again because this neighborhood is old enough that most yard fences that have not already been replaced either need to be replaced or will soon need to be replaced. The Board will strictly enforce this requirement on all new fences.

LAND ACQUISITION

The city of College Station has contacted the Board of Directors to acquire 0.0264 acres of greenbelt area by the Highway 6 frontage road to allow for the widening of Barron Road. A copy of the letter can be found on our website - www.SpringBrookHOA.org. As the acquisition progresses, further correspondence will also be posted to our website.



YARD MAINTENANCE

What's the number one complaint the Board receives from property owners? You guessed it - poorly maintained lawns. Not only is tall grass and weeds a violation of our deed restrictions, it is also a city ordinance violation. Be a good neighbor. Make sure all shrubs, trees, grass and plantings are cultivated, pruned and free of trash and other unsightly material. Your neighbors thank you and the Board thanks you!



RENTAL PROPERTY

For those who have not heard this before.....per our deed restrictions, property owners may **not** use their property as rental units or live in their house and rent out one or more bedrooms to other individuals. The current Board plans to be vigilant in regards to enforcing this restriction, even to the point of legal action if necessary. Concerned homeowners can report violations to the Board. Violations may be reported anonymously by sending a letter to the SHOA's PO box.

SPRINGBROOK HOA HAS A NEW WEBSITE!!

Need an Architectural Improvement application? Wondering where to find the SpringBrook HOA Deed Restrictions? Need information on school zoning, trash pick up, or community events, or where and how to report a problem in our neighborhood?

Check out our new web site for all this information and more! URL: <http://springbrookhoa.org>. In addition to neighborhood information, you will also find links to resources, activities, and special events in the Bryan/College Station area and on the Texas A&M University campus.

Watch our "Notices" page for public hearings, updated links and information on roadway construction, greenway and bikeway plans, and other development projects impacting our neighborhood.

Comments, suggestions, ways to improve our website? Contact Teri Gerst at t-gerst@tamu.edu.



Unsightly Vehicles

Section 3.21 of our deed restrictions prohibit trailers, RVs, boats, wrecked vehicles, junked vehicles, etc. from being parked or stored in driveways, yards or front of houses. Please help our neighborhood integrity by storing these vehicles or hiding them in an enclosed structure or screened area. Thanks!

CURRENT BOARD OF DIRECTORS

President

Charlie Shear
690-3340
cshear@tamu.edu

Vice President

Marcy Halterman-Cox
690-6047
nerves@cox.net

Treasurer

Tracy Crowley
690-2681
tcrowley@tamu.edu

Secretary

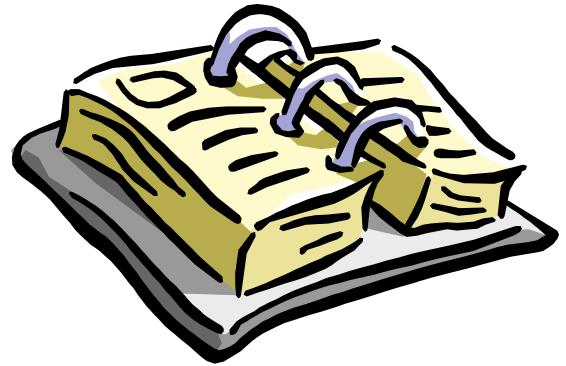
Karen Royal
690-2573
k-royal@tamu.edu

Volunteers needed to serve on the Board for next year's term: October 2006-September 2007.

UPCOMING EVENTS

When: **August 1st, Tuesday 6:30 PM**
What: Annual National Night Out
Where: Eagle drive dead-end

When: **September 11th, Monday 7:00 PM**
What: SHOA Annual Meeting
Where: Cypress Grove Middle School – Graham Road



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