

SpringBrook Homeowners Association, Inc.

NEWSLETTER

2003 Issue 3

www.geocities.com/shoaweb

August 2003

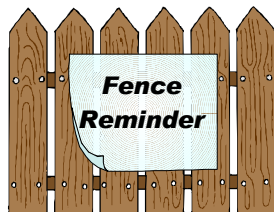
REMINDER OF LEASING

The deed restrictions prohibit any property owner from leasing his property to others. 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. If any member of the association knows of a violation, please report it to the board. The person making the report may do so anonymously.

DEED RESTRICTIONS

The deed restrictions are available on line. These include the restrictions against leasing or renting out a room.

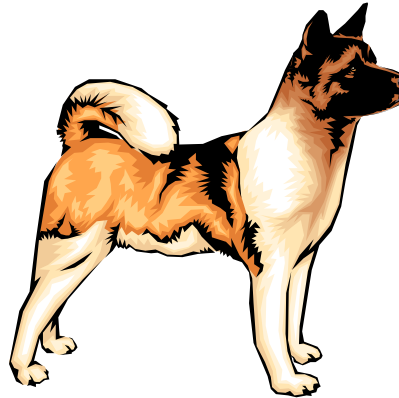
www.geocities.com/shoaweb/deed.htm



Backward Fences Facing Common Areas

Framing (or the skeleton) is to be on the inside of your yard.

If you are repairing or replacing your fence, please comply with this requirement.



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 s. 3.24 provides pets can't be on anyone's property except the owner unless confined to a leash.

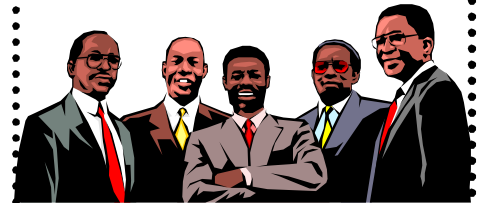
Also, College Station lease laws apply to cats. Therefore any cats that are allowed outdoors, either permanently or just for a few hours, are violating the restrictions set forth by the city. If someone does not recognize your pet, they have the right to call the animal shelter and request the animal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

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

CALENDAR

ANNUAL MEETING INFORMATION

- September 8, 2003
- 7 - 9 PM
- Cypress Grove Middle School on Graham.



2003 ANNUAL MEETING

POINTS OF DISCUSSION WILL INCLUDE THE FOLLOWING BUT NOT LIMITED TO:

Election of 2004 Board Members

Landscaping

Lick Creek Cleanup

Neighborhood Watch

Citizen Police Academy

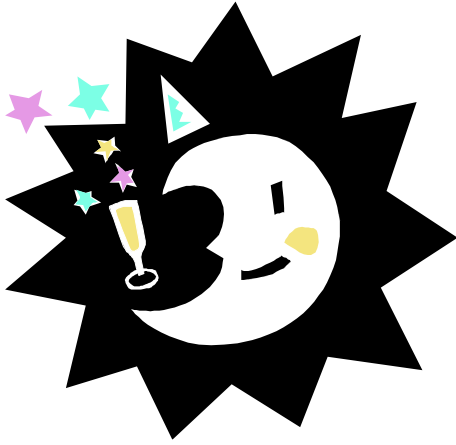
Financial Statements

Late Dues

Leasing Issues

Volunteers for and Reports from:

- Activities Committee
- Beautification Committee
- Lick Creek Committee
- Architectural Committee



2003 BOARD OF DIRECTORS

The SpringBrook Homeowners Association Board of Directors was elected from attendees at the September 2002 annual meeting. Their terms run from October 1, 2002 until September 30, 2003.

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@tamu.edu

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

A BIG THANK YOU TO THE ACTIVITIES COMMITTEE!!!

A big thank you to Mary & Chris Sasser and Karin & Rene Doerr for all the help with organizing the National Night Out. Shiver's Snow Cones was the hit of the night even attracting the local firemen and their fire trucks as well as two policemen. There were 98 people at the festivities and we all met some new faces.

Here's to next year!!

Any ideas you have on what you would like to see at the next National Night Out are welcomed!

lonestar.family@verizon.net

WEBSITE: www.geocities.com/shoaweb

SPRINKLERS AND WATERING

If anyone notices excessive water running from the common areas due to excessive water usage or leaking sprinkler system, please notify Brazos Valley Landscape & Lawn Care, Jacob Maxwell @ maxwell@txcyber.com

VACANT LOT

If anyone would like to complain regarding the overgrown weeds on the vacant lot on Eagle, please contact the City of -College Station Code Enforcement @ 764-3500. This lot does not belong to our subdivision.

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

Annual Homeowners Association Meeting

September 8, 2003

7- 9 PM

Cypress Grove Middle School

