

SPRINGBROOK HOMEOWNERS ASSOCIATION

Summer 2008



WELCOME NEW HOMEOWNERS!

We would like to welcome all of the new homeowners.

National Night Out

Everyone is invited on October 7, 2008 at 7:00 pm for some great neighborhood fun. This year we will be having a catered picnic on Purple Martin between Starling and Lorikeet.

We ask that you RSVP by email to Angela Throne at a-throne@tamu.edu or by phone to Rose Norwood at 690-8606. We need all RSVPs in by October 1st.

Bring your lawn chairs and appetites for a night of fun and meeting the neighbors!

Annual Meeting

Please mark your calendars for September 8, 2008. We will be having our annual meeting at Cypress Grove Intermediate School on Graham Road. The meeting will take place in Room 108 at 6:30 pm.

TREASURER VACANCY

We currently have a vacancy in the treasurer's position on the board. The treasurer's position is an important one. Some of the Treasurer's duties include:

- Receive and deposit all of the funds of the Association.
- Be responsible for and supervise the maintenance of books and records to the Association's account.
- Disburse and withdraw funds in accordance with prescribed procedures.
- Prepare and distribute the financial statements for the Association required by the Declaration.

If this is a position that you can fulfill please contact Rose Norwood at rnorwood@bryanisd.org or 690-8608.

TIPS FOR WATERING YOUR LAWN

Water costs increase during the summer and properly watering your lawn and shrubs will save you money AND your lawn and shrubs will be healthy and green. You should not over water because this results in the plants suffering from "wet feet" and they turn yellow and the roots die. Too little water gives the same results. Generally, in our heavy clay soil, it is better to underwater than to over water. So, how much should you apply and when?

DO water:

- when your lawn needs it (walk across the lawn and, if you can see your footsteps, water within a day)
- when the wind is calm (fine "misting" sprinklers drift with the wind and lose a lot of water to evaporation before it gets to the plants)
- in the early morning hours and/or when your plants are not in direct sunlight
- when you have the time to water "deeply". In most cases this means putting on 3/4 to 1 inch of water (use a shallow pan to measure the depth - do this at several locations). Stop if water begins to run off - especially down the street. The soil may be full or you may be watering too long.

DO NOT water:

- in the evening - wet plants overnight encourage disease
- after a "soaking" rain (disable your sprinklers)
- during high winds (you can lose a gallon of water for every gallon that reaches the plants)
- at mid day

These are just a few tips, for more information browse to:

<http://www.cstx.gov/home/index.asp?page=1046>

FENCING REMINDER

Please remember to reference our deed restrictions prior to construction of new fences.

3.23 Fences

If a fence is constructed on any Lot, it shall be constructed of standard grade cedar privacy fence materials and shall be six (6') feet in height unless it is approved by the Architectural Committee, with the finished (smooth) side facing all streets or common areas, or adjoining properties which are not part of SpringBrook, and the rough side facing the interior of any Lot.

Visit our website www.springbrookhoa.org to read our deed restrictions in their entirety.

LEAVING TOWN? HOME SAFETY TIPS

Planning a vacation? Invest some time to review your home's security and to make improvements that will keep it from being vulnerable to break-ins. Use these tips to help safeguard your house while you are gone.

Appliances

- Turn off all unnecessary electrical appliances.
- Unplug televisions, computers, and large appliances that are susceptible to lightning and power surges. Computer should be disconnected from the Internet.
- Set your A/C to a minimum of 80 degrees. This is safe for indoor plants. It is not recommended to shut it off completely because of the high humidity in our area.
- Adjust your water heater. Set the temperature dial to VAC or "vacation" setting.
- Clean out your refrigerator.

Doors and Windows

- Lock all doors and windows.
- Garage doors should be locked and electric door openers unplugged. Vehicles in your garage should also be locked and the keys stored in a safe and discrete location.

Water


- If you'll be away for a prolonged period of time, it's smart to shut down your home's water supply. Locate and turn off the main water valve. Note: College Station is notorious for pressure surges that break water lines. Consider installing a pressure regulator to your home.

Delivery/Pick up Services

- Call and have your newspaper and mail held until your return or have them picked up by a trusted neighbor.
- Ask a neighbor to set out your trash on collection day and then retrieve empty barrels the same day.

Plan for Emergencies

- Let a trusted neighbor know you will be away and have them keep an eye on your home for you. Give them your itinerary of your trip as well as an address and telephone number so you can be reached in case of an emergency.
- Leave a house key with someone you trust. If you are not taking the car, leave them a car key too.
- Make photocopies of your passport and compile lists of your credit card numbers. This will help speed replacement of lost or stolen items.
- Arrange for the care of pets.



SpringBrook Homeowners Association
PO Box 9337
College Station, TX 77842

www.springbrookhoa.org

Board Members

President - Rose Norwood
Vice President - Marcy Halterman-Cox
Treasurer - Vacant
Secretary - Angela Throne
Webmaster - Teri Gerst
Legal Advisor - Jerry Brown