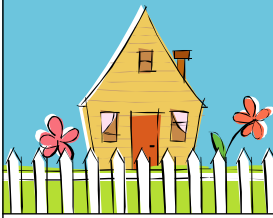


SPRINGBROOK HOMEOWNERS ASSOCIATION

Summer 2009



WELCOME NEW HOMEOWNERS!

We would like to welcome all of the new homeowners. Our website is www.springbrookhoa.org. Once there you can review information on the neighborhood and Springbrook Homeowners Association.

National Night Out

Everyone is invited on October 6, 2009 at 6:30 pm for some great neighborhood fun. After the success of last year's picnic, we decided to do it again! The catered picnic will be 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 14, 2008.

We will be having our annual meeting at the new Creekview Elementary on Eagle. The meeting will take place at 7:00 pm.

CSTX.GOV

The City of College Station has been working hard on making their website a great resource for city residents. Be sure and check out www.cstx.gov. Once there, check out the residents tab. That section contains important and interesting information like:

- News Releases
- Information on City Parks
- Contact Information
- Volunteer Information
- Go Green Tips

GET SOME GREEN, GOING GREEN

Current tax advantages can provide a possible 30% tax credit and/or lower utility bills for repairing your house in a 'green' manner. Check with a local builder versed in these areas and/or an accountant for more details on availability for your particular situation. And, remember, any changes to your roofs must be approved by the architectural committee before application to prevent problems with deed restrictions.

A few tips to make your home more energy efficient...

1. Replacing the roof - using Energy Star roofing materials like specially treated asphalt or reflective metal.
2. Install skylights - conventional and tubular skylights qualify.
3. Improve insulation - adding an additional layer of R-19 to R-30 insulation in the attic could save 20% or more on heating/cooling bills
4. Improving AC - energy efficient central air conditioning (Energy Star calls it a 'package system'), as well as installing split systems or mini split systems.

Check www.energystar.gov for more info on these

5. Update windows and doors - Replacement windows, storm windows and new energy efficient doors also get a tax credit.
6. Make the change to fluorescent light bulbs - they increase energy efficiency and light output.

Here are some ideas that don't cost you any money, and might actually save you money!

- Set your thermostat a degree higher for air-conditioning and a degree lower for heating, and you could save \$100 per year on your utility bill.
- Clean your dryer lint screen, and don't overload the dryer. You'll save up to 5 percent on your electricity bill.
- Use your ceiling fans. It costs just a penny an hour to run a ceiling fan versus 16 cents an hour for a room air conditioner and 43 cents an hour for central air.
- Recycle your junk mail. The average household receives 1.5 trees' worth of junk mail each year.

*Remember to check the City of College Station's website (cstx.gov) for more ideas and for information on the incentives they offer.

*/*From 'Natural Home', July/August 2009

CAR THEFT

Over the past year there has been an increase in burglaries of automobiles in our neighborhood. People are coming right up in driveways and breaking into cars, taking whatever they can. Here are some tips that will hopefully help you avoid having that bad experience.

Lock

- Lock your doors.
- Make sure your windows are all the way up.

Take

- Take anything you hold valuable into the house.

Hide

- If you need to leave items in the car make sure and hide them in a console, glove box, or under a seat.

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.

Deed Restrictions

Please take time to visit the website and review the Deed Restrictions Amendment that was passed by a Quorum vote this past year. The amendment reinforces our desire to be a neighborhood committed to single family living.

Architectural Improvements

Please remember to reference our deed restrictions prior to any new construction or improvements being made to your home or yard.

3.01 Construction of Improvements. No Improvements except Improvements made by Declarant shall hereafter be constructed upon any of the Property without the prior approval of the Architectural Committee.

The Architectural Improvement application is available on our website.

SHOA Board Members

President: Rose Norwood
Vice President - Marcy Halterman-Cox
Treasurer - Peggy Mackey
Secretary - Angela Throne
Webmaster - Teri Gerst