

SpringBrook Homeowners Association, Inc.

NEWSLETTER

2005 Issue 3

www.geocities.com/springb.geo

November 2005



Public Hearing

The City Planning and Zoning Commission is meeting to consider the rezoning of 13.79 acres that is along the back of Purple Martin Cove, south of Graham Road and west of Longmire. The consideration is for rezoning it from A-O (Agriculture Open) to R-1 (Single Family Residential). The Commission will have a public hearing on **Thursday November 3, 2005 at 7:00 p.m.** Then, the City Council will hold a public hearing where they will also consider the Commission's recommendations on **Monday November 21, 2005 at 7:00 p.m.** Both hearings will take place at the City Hall Council Chambers at 1101 Texas Avenue, College Station, Texas.

2004-2005 Board of Directors

The SpringBrook Homeowners Association Board of Directors was elected at the annual September meeting. Their terms run from October 1, 2005 until September 30, 2006. Each member of the board looks forward to working with all association members to make improvements in our neighborhood.

Your Board of Directors:

President

Charlie Shear
3940 Dove Trail
690-3340
cshear@tamu.edu

Vice President

Marcy Halterman-Cox
1807 Springbrook
690-6047
nerves@cox.net

Treasurer

Tracy Crowley
1722 Purple Martin Cove
690-2681
tcrowley@tamu.edu

Secretary

Karen Royal
1703 Purple Martin Cove
690-2573
k-royal@tamu.edu

Webmaster

Teri Gerst
t-gerst@tamu.edu

Legal Advisor

Jerry Brown
jmbrown@tamu.edu

Available Funds for Lick Creek Clean Up!

SpringBrook Homeowner's Association members voted last year to increase Association dues in 2005 to help pay for Lick Creek clean up. The Association now has funds to begin planning, prioritizing, and projecting tasks to improve the safety, accessibility, and aesthetics of our neighborhood greenway.

We need your help in identifying issues, problems, concerns, etc. you've observed or experienced along the Lick Creek greenway, either as a homeowner living on the edge of the greenway, or as a resident in the neighborhood who enjoys using the greenway. We would especially appreciate information on specific areas you believe pose a threat to personal injury, damage to property, or present a fire or flood hazard. We would also be interested in any ideas you may have on improving trail accessibility and/or aesthetic appeal.

Please contact your Association President, Charlie Shear, at cshear@tamu.edu or 690-3340.

The Board will be meeting again in January, and would like to put this on our agenda, so your response over the next few months would be greatly appreciated!



RENTAL PROPERTY???

Glad this caught your attention! Per our Deed Restriction Article 3.34, property owners may **not** use their property as rental units nor live in their house and rent out one or more bedrooms to other individuals.

Based on the Texas Tax Code, the SHOA deems anyone who stays for 30 consecutive days or longer in a residence to be a permanent resident and not a guest.

A lively discussion was held at the Annual Meeting in September, and based on the concerns of the homeowners present, the current board plans to be vigilant in regards to enforcing this restriction, even to the point of a lawsuit, if necessary. Concerned homeowners need to report violations to the Board. Violations may be reported anonymously by sending a letter to the SHOA's PO Box.

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!

Vacant Lot

The vacant lot located at 1815 Eagle (behind Style Craft) is not owned by our subdivision. If you notice that the lot needs maintenance, send an email to Julie Caler at the City of College Station, jcaler@cstx.gov. There's strength in numbers so send in your complaint, even if you know your neighbor has already done so. If they receive several complaints, they are more likely to take action.

Online Survey

The B+CS Public Library System is conducting an online survey to provide citizens an opportunity to make their opinions known about services, staff, programs and facilities. A link to the survey can be found at www.bcslibrary.org. Please participate in the survey and let your opinion be known.



**Homeowner's Association
2004-2005 Expenses & Income
As of October 26, 2005**

Beginning Balance (01/01/2005)	\$20,040.69
<i>minus</i> Expenses	\$11,570.58
	\$14,
<i>plus</i> Income	435.00
Bank Balance (10/26/2005)	<u>\$22,905.11</u>
<i>minus</i> Repair Reserve	\$5,000.00
Ending Balance	<u>\$17,905.11</u>

2005 Expenses

Capital Improvements	\$0.00
Landscape Maintenance	\$7,791.08
Irrigation Repair	\$75.00
Insurance	\$1,451.00
Utilities	\$1,648.02
Printing/Mailing Supplies	\$312.89
Dues Collection	\$5.00
Annual Meeting	\$118.23
National Night Out	\$102.21
Misc.	\$67.15
	<u>\$11,570.58</u>

2005 Income

2005 Dues	\$13,925.00
Other Years Dues	\$100.00
Late Fees	\$50.00
Resale Certificates	\$360.00
Misc Dues Collection	\$0.00
	<u>\$14,435.00</u>

Useful Websites

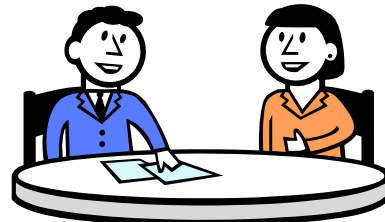
Listed below are a few web sites that contain useful community information:

SpringBrook Homeowner's Association
www.geocities.com/springb.geo

City of College Station Code of Ordinances
<http://code.ci.college-station.tx.us/>

City of College Station
<http://www.cstx.gov/home/index.asp>

SPRINGBROOK HOMEOWNER ASSOCIATION (SHOA)
ANNUAL MEETING



The SHOA annual meeting was held September 13, 2005 at the Cypress Meadows Intermediate School. There are 196 properties in the subdivision. At the meeting, approximately 25 properties were represented. Below are the discussions from the meeting.

Lick Creek

At the September 2004 annual meeting, it was announced that annual SHOA dues will increase. The dues were increased from \$100 to \$125. This was the first increase since 1995. This increase is to fund maintenance for Lick Creek. SHOA is required to maintain this area. Due to the decline in the number of volunteers for the annual clean-up, the decision was made to hire Brazos Valley Landscaping to perform maintenance.

SHOA plans to work with Brazos Valley Landscaping to schedule some of the maintenance for this fall. Input is needed to determine the most urgent maintenance items. Meeting attendees were asked to submit Lick Creek maintenance requests to Tracy Crowley, current SHOA Secretary.

As discussed in previous meetings, a long term solution is still needed to address the erosion and potential flooding problems. For now, the focus is on current maintenance. The \$25 dues increase should allow us to spend some money now for maintenance, and still leave a reserve to assist with a longer term solution.

Steve also mentioned there have been some discussions about turning Lick Creek over to the city, but these talks haven't resulted in any action.

Leasing Issues

An open discussion was held to discuss leasing in our neighborhood. According to the SHOA deed restrictions, leasing is NOT allowed. This topic has come up at the last several meetings. Although leasing is prohibited, enforcing the restriction has been a challenge.

Steve Garrett opened the discussion and stated that the first obstacle to enforcing the leasing restriction is to prove that the homeowner is leasing their property, or renting room(s) to roommates. This can be difficult to prove if the case ends up in court. The risk of loss in a court case can be high when you add up all the attorney fees and court costs.

Jerry Brown cautioned that we need a stronger definition of the term "guest" in our bylaws to protect SHOA if the enforcement of the regulation leads to court.

Another suggestion was made to impose a small transfer fee for new property sales and require that each new property owner sign an acknowledgment form that expressly points out that our neighborhood does NOT allow leasing. A copy of the signed agreement should be submitted to SHOA after closing. This could provide evidence that the owner was officially notified.

There were several ideas discussed in regards to leasing. The overall message is that homeowners want to find a way to enforce this regulation.

Treasurer's Report

Karen Fawcett delivered the Treasurer's report and informed everyone that the current total unpaid dues are \$1,450.00. If the dues are not collected by the end of 2005, liens will be filed. Karen also pointed out that the Landscape Maintenance expenses will increase in the next year due to Lick Creek maintenance.

Committee Reports

Architectural

Not many requests submitted to Architectural Committee this year. Due to the hail damage this spring, many new roofs were installed. Everyone was reminded that new roofs are an improvement that really should be approved by the Architectural Committee.

Beautification Committee – Landscaping/Improvement Projects

The trees that were planted on Eagle Drive came with a warranty. It was reported that the new trees that did not survive have been replaced. A property owner requested that this landscaping be extended between Puffin and Hawk Owl. No plans for this area yet.

Activities

National Night Out was a success. Lick Creek Clean-Up has been cancelled indefinitely.

Call for Committee Volunteers

Sign up sheets were available for those interested to sign up to serve on one of these committees.

Election of Board of Directors/Officers

Members were elected to the Board of Directors for the October 1, 2005 – September 20, 2005 term. See page 1 for this information.

New Business

Barron Road Expansion

Residents near Barron Road expressed concern over the plan to widen the Barron Road. The word is that the road, bike trail, and sidewalk will be so wide that there will be no room for any landscaping between the property owner's fence and the public road. Homeowners also want to know if a sound barrier wall will be constructed.



It's almost that time again! Invoices for 2006 annual dues will be mailed out the first week of December. The amount remains the same as last year, \$125. The deadline for payment will be **January 1, 2006**.

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