

# Across the Brook

<http://BrookhavenNorth.org/>

March 2012

## *Current Officers*

### **President**

Allen Smith  
2205 Brookhaven Ct  
330-1662

### **Vice President**

Scott Erbst  
2212 Brookhaven Court  
340-7101

### **Treasurer**

Denise Dawley Smith  
2205 Brookhaven Ct  
330-1662

### **Secretary**

Douglas Fasching  
1015 Sunny Brook Drive  
[secretary@brookhavennorth.org](mailto:secretary@brookhavennorth.org)

### **Member-at-Large**

Greg Landowski  
2217 Brookhaven Court  
562-3183

## *Committee Chairs*

### **Newsletter**

Douglas Fasching

### **Beautification**

Denise Dawley Smith

### **Welcoming**

Sandy Landowski  
2217 Brookhaven Court  
562-3183

### **Technical**

Mike McCue  
2108 Brookhaven Dr  
359-9774

### **Brookhaven Website**

<http://BrookhavenNorth.org>  
[Board@BrookhavenNorth.org](mailto:Board@BrookhavenNorth.org)

## A NOTE FROM THE PRESIDENT

Dear Neighbors,

There is a lot going on in your neighborhood for 2012.

First, we hope to get more people involved in the neighborhood. If you feel busy all the time but don't feel connected, I invite you to spend a little time around our neighborhood. I've met and worked with some great people. Look for the Help Wanted article and volunteer for just one task.

The first billing has already gone out. The dues are \$125 for all plats, whether mandatory or voluntary. Of the dues, \$100 covers operating expenses and \$25 is set aside for reserve funds. The budget is published in the newsletter every spring and on the web, at <http://brookhavennorth.org>

Beautification team is getting bids to improve lighting at the entrances. Last year the neighbors at the annual meeting voted for this improvement with the reserve funds. Watch for the gas lamps to be taken out soon followed by new lighting.

On the administrative side, we have a special committee reviewing the bylaws and making recommendations for amendments. Since Plat 1 approved going mandatory, these changes are necessary. Also, our web team will soon be updating the website. Sign up online and get all the latest news delivered to your inbox.

So come out this spring and meet your neighbors. It really is a great neighborhood.

Allen Smith  
President 2011-2012

## 2012 Calendar

### April

7th – Easter in the Park

21st – Spring Workday

### May

8th - 2nd Quarter Regular Board Meeting (Apr-June)

### June

2nd – Annual Meeting – 10:00 a.m. in the Park

12th – Organizational Meetings (10 days after Annual Meeting)

### July

10th - 3rd Quarter Regular Board Meeting (July-Sept)

### September

8th – Fall Event in the Park

29th – Fall Workday

### October

13th – Neighborhood Garage Sale

16th – 4th Quarter Regular Board Meeting (Oct-Dec)

### December

15th – Christmas Lighting Contest and Party

## Volunteers Needed

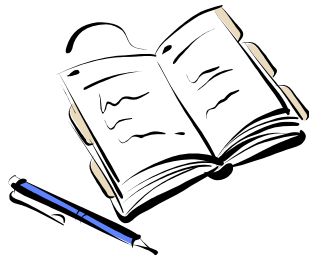
Brookhaven HOA needs help with the following activities. You only need to volunteer for one activity.

### Easter in the Park –

A volunteer(s) would plan the egg hunts, games and events for the Easter Event in the Park on Saturday, April 7th for children ages 1-12.

**Yard of the Week** – Starting after Memorial Day weekend, and each week thereafter until Labor Day Weekend, a volunteer(s) selects a yard deserving recognition and places a ‘Yard of the Week’ sign in the yard.

**Annual Meeting** – A volunteer(s) would be responsible for planning refreshments and games/events for the children during the Annual



Meeting scheduled for Saturday, June 2, 10 am to Noon.

**Fall Event in the Park** – A volunteer(s) would be responsible for planning games/events for a family fall event in the Park on Saturday, September 8th.

**Fall Decorations** - Around October 30th, a volunteer(s) would be responsible for decorating the Bryant and Covell entrances with fall motif. One volunteer could decorate the Bryant entrance and another volunteer could decorate the Covell entrance.

**Christmas Light Decorations** - After Thanksgiving, a volunteer(s) would be responsible for decorating the Bryant and Covell entrances with garland and lights, and removing them after Jan 1. One volunteer could decorate the Bryant entrance and another volunteer the Covell entrance.

If you are interested in helping with any of the above activities, contact Denise Dawley at 330-1662 for more information.

## New Owners

Nisha Bailey  
2209 Brookwood Place

Decker Innovations, LLC  
1312 Brookhaven Drive

Pau and Tammy Skinner  
2416 Brookside Avenue



**Welcome!**

## Treasurer's Report

### Statement of Changes

The Association had an increase in net income of \$707.98 in 2011. This is due to a reduction in mowing expense due to drought, and an increase in dues collections. Dues collection increased to 58 percent in 2011. That increase was due to homeowners becoming aware of the Association's financial situation through activities concerning the proposed covenant amendments. As of January 1, 2012, the balance available for 2012 annual operating expenses was \$7,815.71, and the reserve fund balance was \$984.00. Total balance available as of January 1, 2012 was \$8,799.71.

**Previous and Current Years' Budget**

	<b>2011 Budgeted</b>	<b>2011 Actual</b>	<b>2012 Budgeted</b>
Beginning Balance	8,110.71	8,110.71	8,799.71
Unapplied credits	0.00	(75.00)	(56.02)
<b>INCOME</b>			
Dues Received & Credits	27,000.00	15,837.06	27,000.00
Capital Improvement/Repair	6,750.00	3,959.95	0.00
Dues Credit Carryover	0.00	56.02	0.00
Reserve Funds	0.00	0.00	6,750.00
Total Income:	<u>33,750.00</u>	<u>19,853.03</u>	<u>33,750.00</u>
<b>Total Balance Available:</b>	<b>41,860.71</b>	<b>27,888.74</b>	<b>42,493.69</b>
<b>EXPENSES</b>			
<b>Administrative Costs:</b>			
Accounting/Billing Services:			
DM Mailing Service	550.00	393.77	580.00
Postage/Mailing Supplies	0.00	44.00	44.00
CPA Consulting	0.00	0.00	300.00
Banking Fees	0.00	(4.00)	0.00
Insurance:			
D & O Insurance	1,156.00	1,155.40	1,156.00
Surety Bond	125.00	125.00	125.00
Misc.	100.00	153.18	153.00
Office Supply/Banking	90.00	0.00	90.00
PO Box	60.00	62.00	62.00
Promotional Material	100.00	86.20	100.00
Registered Agent Fee	100.00	0.00	100.00
Registered Agent Reg. Fee	0.00	0.00	0.00
Total Administrative:	<u>2,281.00</u>	<u>2,015.55</u>	<u>2,710.00</u>
<b>Capital Improvements/Repairs:</b>			
Rock Wall Repair	6,750.00	2,975.00	0.00
Frontage Lighting	0.00	0.00	6,750.00
Total Capital Improvements:	<u>6,750.00</u>	<u>2,975.00</u>	<u>6,750.00</u>
<b>Beautification:</b>			
2011 Carryover Expense	0.00	0.00	595.00
Decorations	0.00	288.30	300.00
Chemical	0.00	272.46	1,252.00
Mowing	5,775.00	2,310.00	4,385.00
Sprinkler Repairs	300.00	60.44	300.00
Spring and Fall Workday	1,200.00	975.10	1,200.00
Entrance Snow Removal	480.00	480.00	480.00
Total Beautification:	<u>7,755.00</u>	<u>4,386.30</u>	<u>8,512.00</u>
<b>Communications:</b>			
Newsletters	650.00	554.79	580.00
Technical:			
Renew domain name	20.00	33.90	20.00
Hosting	80.00	0.00	80.00
Total Technical:	<u>100.00</u>	<u>0.00</u>	<u>100.00</u>
Total Communications:	<u>750.00</u>	<u>588.69</u>	<u>680.00</u>
<b>Covenant Committee:</b>	3,000.00		
2011 Carryover Expense	0.00	0.00	307.50
Legal Fee	0.00	4,152.89	800.00
Meeting Room	0.00	353.88	100.00
Signage	0.00	88.89	0.00
Printing Fees	0.00	477.59	100.00

Covenant Comm. (cont)			
Notary (Training/Fees)	0.00	535.00	0.00
Total Covenant:	3,000.00	5,608.25	1,307.50

<b>Events:</b>			
Annual Meeting / BBQ	355.00	492.65	65.00
Easter Egg Hunt	65.00	0.00	65.00
Back to School Event	150.00	0.00	65.00
Neighborhood Garage Sale	55.00	50.75	55.00
Christmas Lighting Contest	160.00	100.00	160.00
Total Events:	<u>785.00</u>	<u>643.40</u>	<u>410.00</u>

<b>Welcoming:</b>	100.00	75.43	100.00
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<b>Utilities:</b>			
Drainage (02-5)	36.00	36.00	36.00
Electric			
Bryant (02-7)	90.00	157.12	158.00
Covell (02-7)	220.00	155.73	156.00
OG&E (Light Pole-Covell)	76.00	78.45	79.00

Water			
Bryant (02-5)	1,389.00	1,099.16	1,280.00
Covell (02-7)	1,389.00	1,269.95	1,280.00

Total Utilities:	<u>2,778.00</u>	<u>2,796.41</u>	<u>2,989.00</u>
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<b>Total Expenses:</b>	<b>24,199.00</b>	<b>19,089.03</b>	<b>23,458.50</b>
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<b>Balance Available:</b>	<b>17,661.71</b>	<b>8,799.71</b>	<b>19,035.19</b>
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**2011 Ending Balance**

**ASSETS**

**Current Assets:**

Checking/Savings			
- Chase Bank Account	8,799.71		
Total Checking/Savings:	<u>8,799.71</u>		
Accounts Receivable			
- BNHOA Dues Receivable	(56.02)		
Total Accounts Receivable:	<u>(56.02)</u>		
Other Current Assets			
- Petty Cash Account	20.00		
Total Other Current Assets:	<u>20.00</u>		
Total Current Assets:	<u>8,763.69</u>		

<b>Total Assets:</b>	<b>8,763.69</b>
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**LIABILITIES & EQUITY**

**Equity:**

Opening Balance Equity	8,100.37
Retained Earnings	(44.66)
Net Income	707.98

<b>Total Equity:</b>	<b>8,763.69</b>
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<b>Total Liabilities &amp; Equity:</b>	<b>8,763.69</b>
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**2011 Profit & Loss**

**INCOME**

Income	19797.01
Total Income:	<u>19797.01</u>
<b>Gross Profit:</b>	<b>19797.01</b>

**EXPENSES**

Administrative	2015.55
Capital Improvements/Repairs	2975
Committee Expenses	11302.07
Utilities	2796.41

<b>Total Expense:</b>	<b>19089.03</b>
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<b>Net Income:</b>	<b>707.98</b>
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### Brookhaven HOA—Information Update

Are you new to Brookhaven or have things changed? Please provide us with an update.

Resident's Name(s):

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Comments/Ideas:

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Resident's Address:

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Home Phone:

Cell:

Email:

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Mail to:  
Brookhaven North HOA  
PO Box 30251, Edmond, OK 73003-0005

Brookhaven Homeowners Association  
PO Box 30251  
Edmond, OK 73003-0005