

Across the Brook

March 2015

Officers

President

Allen Smith 330-1662
2205 Brookhaven Ct.

Vice President

Chris Bennett 819-1434
2416 Brookside Ave

Treasurer

Denise Dawley 330-1662
2205 Brookhaven Ct.
Nancy French 410-7695
2604 Brookside Dr.

Secretary

Amy McCue 359-9774
2108 Brookhaven Dr.

Board of Directors

Troy Parsons (Plat 1)
2213 Brookhaven Ct.

Scott Erbst (Plat 1)
2212 Brookhaven Ct.

Greg Landowski (Plat 1)
2217 Brookhaven Ct.

Jim Slaughter (Plat 3)
2512 Brookside Ave.

Brookhaven Website

<http://BrookhavenNorth.org>
Board@BrookhavenNorth.org

A Note from the President

Dear Neighbors,

What you see is what you get.

WYSIWYG – a common abbreviation in computer and software industry means 'What You See is What You Get'. That sort of applies to Brookhaven HOA because what you get is what you see. When you drive by Covell and Bryant and see the lawns mowed, you just got what you paid for. When you see the sprinklers going off on early summer mornings to keep the grass green, you saw your dues at work. When you pull into the entrance in the evening and the entrances are well lit, you just saw your capital improvement fund working for you to make your neighborhood better.

The flip side of the coin is when you notice our fence is falling down. I'm glad you notice how terrible it looks. If everyone paid dues, we would have had a new fence many years ago. We do have good news about the fence later in the newsletter, thanks to years of scrimping and saving.

Our association is still mostly voluntary, meaning we depend on people who see value in the appearance of their own neighborhood and choose to pay dues. Flip over to the treasure's report and you will see that over 75% of our 2015 budget goes to beautification and utilities. Plat 1 and 3 do have increasing numbers of mandatory members, but we still depend on those owners to see value and send in payment.

As you drive in and out of Brookhaven, please notice the good and the bad. What you see is what you get for your HOA dues.

Allen Smith
President

Our Fence is Falling Down...

We consider the perimeter fence to be the picture frame around our great neighborhood. Anyone who has driven down Covell or Bryant has probably noticed the sad state of the Brookhaven perimeter fence. Drivers may be dismissing Brookhaven North as a great place to live.

That will soon be changing thanks to the community's vote several years ago to allocate \$25 of each member's annual dues to a capital improvement fund. That fund was recently used to upgrade entrance lights and the board has approved use of remaining funds for perimeter fence replacement on a cost-share basis with perimeter owners.

The benefit of HOA coordination is buying power for thousands of feet of fence to get the best prices from fence vendors. The cost for replacement is \$20 per linear foot for a 6' cedar fence with metal posts and brackets, including teardown and haul-off of old fence.

When two neighbors meet at a boundary, they share the cost of the fence. The board also wanted to avoid previous controversies by making sure everyone contributes fairly. Therefore, the HOA and perimeter owners will each pay half of the cost for fencing each yard. That is a professionally installed fence for \$10 /ft with the HOA program.

One problem that arose during the estimating phase is the brick columns which need to be repaired. Over a dozen are leaning, many of which have already been jacked up and repaired once. Based upon recommendations for foundations, the columns were not properly stabilized at construction. The most cost

effective remedy is to remove the columns. Pricing has not been finalized on removal.

The fence committee has already measured each perimeter owner's length of fence and will be communicating estimates soon. Also watch the website for news.

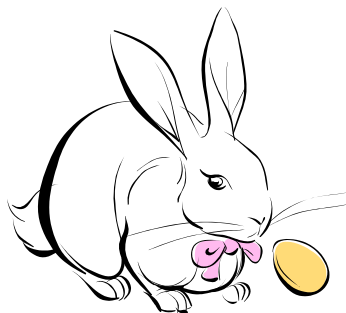
Neighborhood Website

Be sure to sign up for the website at <http://brookhavennorth.org>. The website, along with the newsletter, is your source of information whenever something happens that impacts the neighborhood. Alerts are posted when items of interest occur.

New Neighbors

2014 continued to be a year of growth in our neighborhood. Welcome to the following new neighbors:

Philip & Jenny Johnson, 2413 Valley Brook Dr.
Clint & Meaghan Dalrymple, 2309 Brookhaven Drive
Allan & Larque Piatt, 2204 Brookwood Place
Bradley Montgomery, 1110 Brookhaven Drive
Nathan & Manda Shank, 2505 Brookdale Ave.
James Wheeler, 2401 Brookhaven Drive
Ronald Smith & Tracy Leigh, 2517 Brookdale Ave.
Jamin Frommel, 2409 Valley Brook Dr.
Martin Wheeler & Teresa Hake, 2104 Brookview Ln.
Lisa Thompson, 1209 Brookhaven Dr.



Easter in the Park

**Saturday, March 28, 2015
at 3:00 p.m. Ages 1-12.
Bring your baskets!**

TREASURER'S REPORTS

Brookhaven HOA Actual and Approved Budgets					
	2011 Actuals	2012 Actuals	2013 Actual	2014 Actual	2015 Approved
	Total	Total	Total	Total	Total
Income:					
Beginning Cash Balance as of 1/1	\$ 8,110.71	\$ 7,815.71	\$ 7,382.22	\$ 7,795.54	\$ 7,028.12
Reserves as of 1/1		\$ 984.00	\$ 4,676.20	\$ 12,572.86	\$ 10,109.52
Unapplied Credits as of 1/1	\$ (75.00)	\$ (56.02)	\$ (40.06)	\$ (433.36)	\$ (232.12)
Petty Cash		\$ 20.00	\$ 20.00	\$ -	\$ -
Dues Allocated to Checking	\$ 15,893.08	\$ 14,768.80	\$ 12,257.19	\$ 16,878.46	\$ 16,898.98
Dues Allocated to Reserve Fund	\$ 3,959.95	\$ 3,692.20	\$ 7,896.66	\$ 4,225.00	\$ 4,225.00
Financial Charges Collected	\$ -	\$ -	\$ 30.72	\$ 20.52	\$ -
Total Balance Available	\$ 27,888.74	\$ 27,224.69	\$ 32,222.93	\$ 41,059.02	\$ 38,029.50
Expenses:					
Administrative Costs:	\$ 2,015.55	\$ 1,980.54	\$ 1,767.52	\$ 1,794.24	\$ 1,888.00
Capital Improvements:	\$ 2,975.00	\$ -	\$ -	\$ 6,688.34	\$ 10,000.00
Beautification:	\$ 4,386.30	\$ 7,059.65	\$ 7,390.87	\$ 10,246.42	\$ 9,605.00
Communications:	\$ 588.69	\$ 255.60	\$ 134.55	\$ 510.34	\$ 693.00
Architectural Review Committee (ARC):				\$ 614.48	\$ 520.00
Covenant Committee:	\$ 5,608.25	\$ 1,157.93	\$ -	\$ 104.50	\$ 158.00
Events:	\$ 643.40	\$ 180.19	\$ 506.89	\$ 174.53	\$ 250.00
Welcoming:	\$ 75.43	\$ 79.04	\$ 58.52	\$ 115.11	\$ 150.00
Utilities:	\$ 2,796.41	\$ 4,473.38	\$ 2,429.54	\$ 3,905.54	\$ 3,392.00
Total Expenses	\$ 19,089.03	\$ 15,186.33	\$ 12,287.89	\$ 24,153.50	\$ 26,656.00
Balance Available	\$ 8,799.71	\$ 12,038.36	\$ 19,935.04	\$ 16,905.52	\$ 11,373.50

Balance Sheet	
As of December 31, 2014	
ASSETS	
Current Assets	
Checking/Savings	
Chase Bank Account	
Reserve Fund	10,109.52
Chase Bank Account - C	7,028.12
Total Chase Bank Account	17,137.64
Total Checking/Savings	17,137.64
Accounts Receivable	
BNHOA Dues Receivable	-232.12
Total Accounts Receivable	-232.12
Total Current Assets	16,905.52
TOTAL ASSETS	16,905.52
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	8,100.37
Retained Earnings	11,834.67
Net Income	-3,029.52
Total Equity	16,905.52
TOTAL LIABILITIES & EQUITY	16,905.52

In 2014, the HOA collected \$21,103.46 in current year and past year's dues. Out of 270 Brookhaven homeowners, 162 owners (or 60 percent) paid 2014 dues, an increase from 2013. Plat 1 continues to increase in mandatory owners as homes transfer to new owners. Three owners in Plat 3 joined the HOA by declaring their lots under the Brookhaven mandatory provisions and covenants. In 2014, 98% percent of mandatory owners paid their dues compared to 51% of the voluntary owners. The following applies to dues paid in 2014:

Plat 1

80 owners in Plat 1
 34 owners in Plat 1 are voluntary (43%)
 49 owners are mandatory in all Plats
 - 3 mandatory owners in Plat 3
 46 mandatory owners in Plat 1 (57%)
 45 mandatory owners in Plat 1 paid current (98%)
 3 mandatory owners in Plat 3 paid current

Plats 2 & 3

190 owners in Plats 2 and 3
 - 3 mandatory owners in Plat 3
 187 voluntary owners in Plats 2 and 3
 +34 voluntary owners in Plat 1
 221 Total voluntary owners in Brookhaven
 -113 voluntary owners paid current (51%)
 108 voluntary owners were unpaid (49%)

2014 expenses remained similar to 2013 expenses, with an increase in Beautification expenses for sod installation along Bryant and repairs and modifications to the sprinkler system off Covell. With 60 percent dues paid in 2014, we made full contribution to reserves funds.

Brookhaven HOA—Information Update

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

Resident's Name(s):

Comments/Ideas:

Resident's Address:

Home _____

Cell: _____

Email: _____

Mail to:

Brookhaven HOA of Edmond, Inc.
PO Box 30251, Edmond, OK 73003-0005

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