

# Across the Brook

[www.BrookhavenNorth.org](http://www.BrookhavenNorth.org)

October 2016

## ***A Note from the President***

### **Got Curb Appeal?**

For most of us our home is our single biggest investment. Here are some things to check if your place has curb appeal. The first few have free or cheap ideas to add instant appeal.

1. Stand back and look at the yard. Is it manicured? Edged? Leaves swept up from the curb? Do borders between flower beds and lawn need cleaned up? A little extra time on details adds to overall appeal.
2. Porch. Does it look like a porch where you would sit and visit? Well lit? Walkway clear and inviting? Overhanging branches? A few minutes picking up, clearing away unused items and shaking out the welcome mat can make a difference.
3. The Front Door. A focal point for homes and a great place to add color. Most of the homes in Brookhaven were built in the late 70's and early 80's and many had beautifully molded or carved solid panel front doors, but time takes a toll. A coat of paint with an accent color can help liven up the entrance. While you're there, check the doorbell.
4. Are your trees helping or hurting the look? We have a lot of great old trees in our neighborhood but they come with maintenance. Check for dead limbs and areas that need pruned to show off your home. Diseased trees may need removed.
5. Trashed? Are your trash bins still sitting on the curb or in front of the garage from last week? Consider a gate or fence panel. Home buyers and your neighbors will appreciate if you put those out of sight.
6. Does your mailbox look like it was last used by the Pony Express? It may be time for an update.
7. What's that house number? Have the numbers faded from the curb or fallen from the mailbox? If so, your dear old Aunt may not find you and bring you her famous fruit cake.
8. Is the garage door coming unhinged? This is a big item on the front of many houses. One neighbor on our street added a new garage door that changed the look of the house. Replace, repaint or repair as your budget allows.
9. Lights. This can add security and curb appeal in the evening. A well-lit path to the door is safer for you and visitors while drawing the eye to the focal point of the home. Low voltage or solar lights are affordable.
10. Are gutters and downspouts in good repair? Also check any drain pipes leading away from the downspout that disperse water. These can all be visual lines on the home that lead the eye.
11. Overall maintenance. Our older homes need paint and trim to keep them looking good.
12. Flower beds looking brown? Perennials add depth and texture to a bed but annuals are needed for seasonal color. \$15 a flat is affordable and adds pizzazz.

Just a few ideas to help you enjoy your home and improve your investment. While you're looking, see if there is an older neighbor that needs help with one of these. You might make a new friend.

'til next year, Allen

## Brookhaven HOA Officers & Board:

### Officers:

Allen Smith, President  
Chris Bennett, Vice President  
Denise Dawley, Treasurer  
Michelle Hale, Secretary

### Board Members:

Greg Landowski, Plat 1  
Scott Erbst, Plat 1  
Opening, Plat 2  
Jim Slaughter, Plat 3  
Brett Hale, Plat 3  
Ron Krakowski, Plat 3



## Covenant Requirements:

Every spring and fall, homeowner's park trailers, boats, watercraft, RVs, campers and various types of equipment parked in driveways and on the streets. According to the Brookhaven covenants in all three plats, these items are not allowed to be parked on your property. Further, parking these items on the street is a violation of Edmond's city ordinance. These items, however, may be stored in your garage. The Board does allow temporary parking to prepare for a trip or weekend. The Board defines temporary as 48 hours. Violations in Plat 1 may result in assessed fines. Be courteous to your neighbor and community by properly storing these restricted items.

## Beautification:

A BIG "Thank You" to all who took time to help with the old landscape tear out on the Covell entrance! If you haven't noticed the brick was power-washed to remove mold buildup and the hollies were heavily pruned to allow them to grow into trees. Next April, we will be installing new plant materials based on a design by TLC.

## Welcoming Committee:

Chris Bennett has volunteered to take over the Welcoming Committee duties. He will be a busy man as the list below indicates, we have had a lot of sales in the neighborhood since our last newsletter. Thank you, Chris, for being the first official face of our neighborhood to these new neighbors.

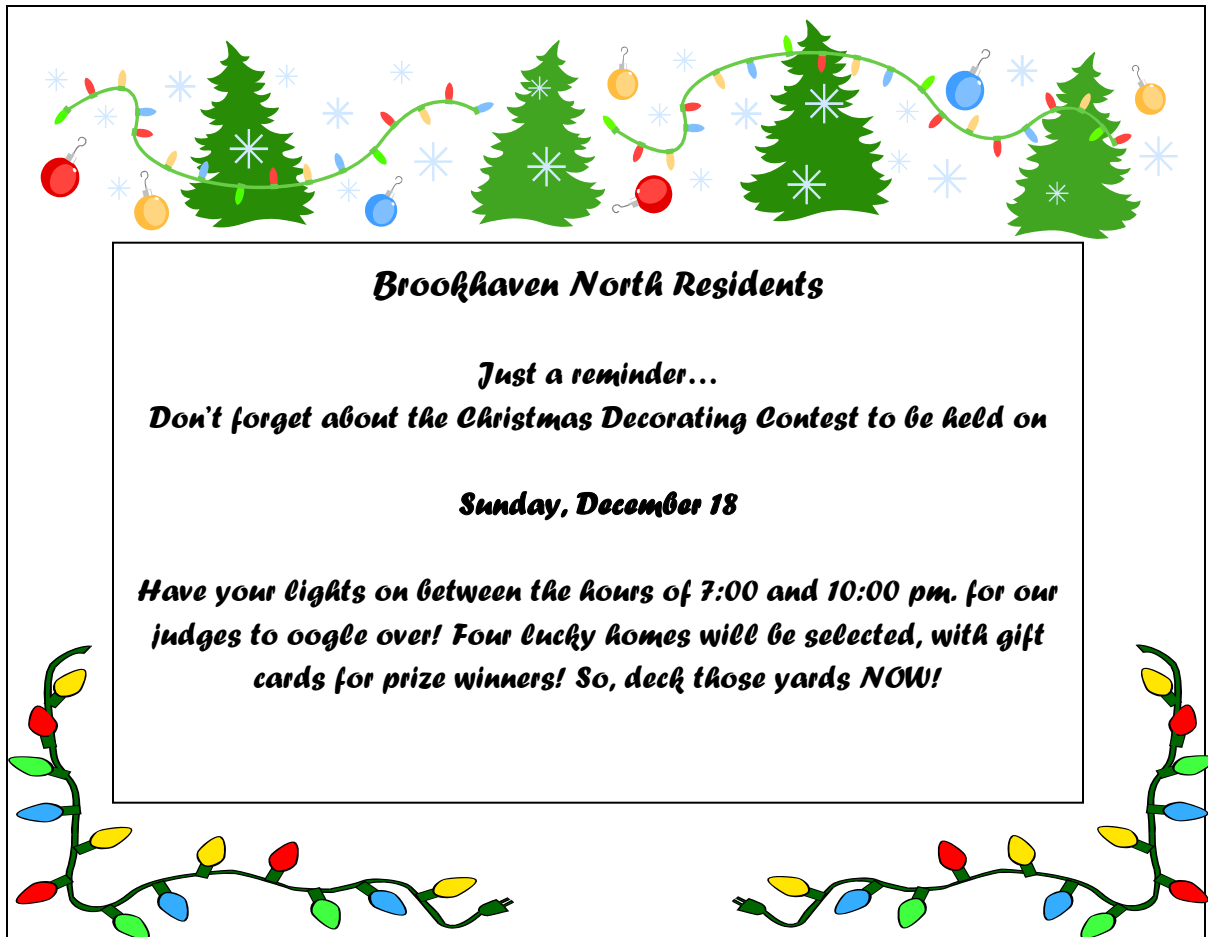
Please take the time to welcome your new neighbors.

James and Jennifer Wright, 903 Sunnybrook Dr.  
Matt and Jessica Mills, 2501 Valleybrook Dr.  
Eleanor Yates, 2409 Valleybrook Dr.  
John and Sheila Montgomery, 2601 Brookside Ave.  
Lisa Burton Murray, 2509 Brookdale Ave.  
Don and Nylan Warden, 806 Sunnybrook Dr.  
Matthew and Audra Wilkerson, 2120 Brookview Ln.  
Emily Hendrickson, 2300 Brookhaven Court  
Glen and Tamara Dean, 802 Sunny Brook Dr.  
Harold and Serena Sinclair, 2404 Brookhaven Dr.  
Joseph Rhea, 2208 Brookwood Place  
Doug and Tamara Thompson, 2300 Brookwood Ct.

**WELCOME**

## Events:

- **Christmas Decorating Contest – Sunday, December 18, 2016**
- **1<sup>st</sup> Quarter Board Meeting – January 25, 2017**



**Website:** [www.brookhavennorth.org](http://www.brookhavennorth.org)

Go to the website and subscribe for latest news. Our President often posts items of importance here and you can receive them in your mailbox. This is your way to stay up-to-date on the neighborhood between newsletters. You can also check us out on Facebook at Brookhaven North HOA.

**What would you like to see in your newsletter?** Please let me know at [gslandowski@att.net](mailto:gslandowski@att.net). I would like to add items that would make this a vehicle for news more relevant to you. Thanks.

# Treasurers Report

As of October 18, 2016, Brookhaven HOA has collected 2016 dues from 151 owners (or 56%), totaling \$18,925.00. From that amount, the Board has approved transfer of \$3,775 (151 owner's x \$25) from checking into the reserve fund. To date, the HOA has used \$1,836.26 in reserve funds for fence replacement. The current balance of reserve funds is \$6,498.26, of which \$3,180.25 is slated for fence replacement this fall.

## Balance Sheet October 18, 2016

### ASSETS

Current Assets		
Fence - Owner Contributions	\$	898.75
Reserve Fund		6,498.26
Checking Account		8,035.82
Accounts Receivable		<u>-360.00</u>
<b>Total Assets</b>	<b>\$</b>	<b>15,072.83</b>

### LIABILITY & EQUITY

Equity		
Opening Balance Equity	\$	8,100.37
Retained Earnings		5,577.62
Net Income		<u>1,394.84</u>
<b>Total Equity</b>	<b>\$</b>	<b>15,072.83</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b>15,072.83</b>

## Profit and Loss

Jan 1 - Oct 18, 2016

### Income:

Past Dues Rec'd	\$	297.73
Current Year's Dues Rec'd		18,925.00
Interest and Special Assessment		125.93
Owner Contribution (Fence)		2,735.01
<b>Total Income</b>	<b>\$</b>	<b>22,083.67</b>

### Expenses:

Administrative	\$	1,911.33
Capital Improvements		3,672.52
Committee Expenses		13,679.43
Utilities		1,425.55
	\$	20,688.83
<b>Net Income</b>	<b>\$</b>	<b>1,394.84</b>

## Brookhaven HOA Actual and Approved Budgets

January 1 - October 18, 2016

	2016 Proposed	2016 Actuals
	Total	Total
<b>Income:</b>		
Cash Balance as of 1/1	\$ 9,005.59	\$ 9,005.59
Reserves as of 1/1	<u>\$ 4,559.52</u>	<u>\$ 4,559.52</u>
<b>Total Beginning Balance</b>	<b>\$ 13,565.11</b>	<b>\$ 13,565.11</b>
Accounts Receivable (As of 1/1)	\$ (652.12)	\$ (652.12)
Petty Cash	\$ -	\$ -
Undeposited Fund (As of 1/1)	\$ 765.00	\$ 765.00
Dues Allocated to Checking	\$ 15,000.00	\$ 15,447.73
Dues Allocated to Reserve Fund	\$ 5,000.00	\$ 3,775.00
Financial Charges Collected	\$ 25.93	\$ 25.93
Special Assessment Collected		\$ 100.00
Owner Fence Contributions	<u>\$ 4,500.00</u>	<u>\$ 2,735.01</u>
<b>Total Balance Available</b>	<b>\$ 38,203.92</b>	<b>\$ 35,761.66</b>
<b>Expenses:</b>		
Administrative Costs	\$ 1,930.50	\$ 1,911.33
Capital Improvements	\$ 9,000.00	\$ 3,672.52
Beautification	\$ 12,684.44	\$ 12,770.18
Communications	\$ 572.44	\$ 530.76
Architectural Review Committee	\$ -	\$ -
Covenant Committee	\$ 600.00	\$ -
Events	\$ 325.60	\$ 135.42
Welcoming	\$ 100.00	\$ 243.07
Utilities	<u>\$ 2,967.16</u>	<u>\$ 1,425.55</u>
<b>Total Expenses</b>	<b>\$ 28,180.14</b>	<b>\$ 20,688.83</b>
<b>Balance Available</b>	<b>\$ 10,023.78</b>	<b>\$ 15,072.83</b>

## 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 \_\_\_\_\_

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

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

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