

Across the Brook

www.BrookhavenNorth.org

March 2017

A Note from the President

This neighborhood is looking good for almost 40 years old. Neighbors are remodeling all around us, including some investment companies. The entrances are each getting a facelift. The fences are slowly getting replaced with a program that is fair to all.

Dues are Due

Invoices went out in January. Whether your property is mandatory or voluntary, we appreciate your prompt payment of the HOA dues. You can see the fruits of your dues at each entrance as well as along Covell and Bryant. There will always be a few that refuse to pay for various reasons. Don't stop participating because of them. Your home is your investment, so please invest in the neighborhood you chose as home.

Allen,
President and Neighbor

VOLUNTEER FOR COVELL DAY!

This Spring we will be refurbishing the Covell entrance with new landscape plantings. Two workdays are scheduled:

- Saturday, March 18, 9:00 AM to install new plant materials, bring gloves and a shovel.
- Saturday, April 29, 9:00 AM to check, repair and adjust the sprinklers along Bryant and Covell, plus other maintenance needs.
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By volunteering your time, we save the HOA money on labor costs for these items. Please consider spending a couple of hours in helping beautify your neighborhood.



This fall the HOA will be offering the fence cost-share program again for neighbors along Bryant and Covell. If you are interested, call Denise at 330-1662. She will provide an invoice based on the length of fence and number of columns that need fixed. If you choose to build it yourself, please follow the fence specifications. Several neighbors have installed sub-par fences and the appearance difference between cedar and whiteboard is obvious.

If you are not one of the perimeter properties, our contractor, Cedar Forest Fence is still providing a great price to anyone in the neighborhood. Call Warren at (405) 219-4250.

A BIG THANK YOU

to Sandy Landowski, who has been designing our HOA Newsletter for the last several years! Sandy, has decided to step down from this position to find more time to help her family. Sandy has volunteered her time to help the HOA over the years on several committees, including Welcoming and Beautification. She's been a great neighbor!!! If you would like to help design a newsletter three times per year, please contact Denise Dawley at 330-1662, for details.

Brookhaven HOA Officers & Board Members:

Officers:

Allen Smith, President – 620-1861
Chris Bennett, Vice President – 819-1434
Denise Dawley, Treasurer – 330-1662
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

Brookhaven HOA Website:

Go to www.brookhavennorth.org 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.

LIKE us on Facebook
[www.facebook.com/
BrookhavenNorthHOA](http://www.facebook.com/BrookhavenNorthHOA)

Beautification:

Did you know that any owner in Brookhaven North can report a concern to the City of Edmond via email regarding street light repairs, sidewalk repairs, abandoned cars on the street and lawn maintenance in our addition? If you see a problem, report it to the City of Edmond at <http://edmondok.com> and click on “Report a Concern.”

Christmas Decoration Contest Winners!

Most Colorful: Pamela & Richard Woods, 2110 Brookhaven Drive
Most Animated: Mike and Amy Boone, 2301 Brookhaven Drive
Most Traditional: Ron & Diane Krakowski, 2508 Brookdale Ave.
All Around: Dale & Linda Holt, 2125 Brookview Ln.

2017 Brookhaven Schedule:

1/25 1st Quarter Regular Board Meeting (Jan-Mar)
3/18 Install of New Landscape Materials (Covell Entrance)
??? Easter in the Park
4/29 Spring Workday (Check sprinklers)
5/3 Second Quarter Regular Board Meeting (Apr-June)
6/3 Annual Meeting, 10:00 a.m., St. Mark’s Lutheran Church
6/14 Organizational Meetings (10 days after Annual Meeting)
7/5 Third Quarter Regular Board Meeting (July-Sept)
??? Fall Workday
9/16 Neighborhood Garage Sale
10/25 Fourth Quarter Regular Board Meeting (Oct-Dec)
12/16 Christmas Lighting Contest and Party

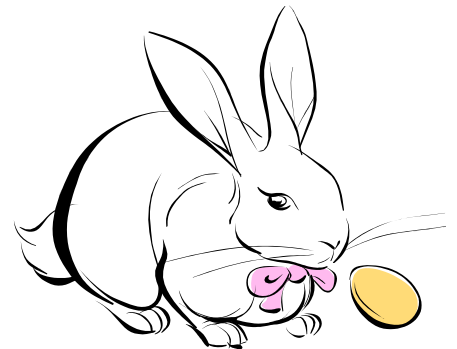
New Neighbors:

Welcome to the following new neighbors:

Jeff and Jessica Brown, 1208 Brookhaven Dr.
Ipremier Homes LLC, 802 Sunny Brook Ct.
Brenda Kelley, 2129 Brookview Ln.
Mark & Sherry Codner, 802 Brookside Ave.
Rio Bravo Investments LLC, 1102 Sunny Brook Dr.
Luke & Latosha Carillo, 2500 Brookhaven Dr.
Lisa Walker, 2201 Brookhaven Dr.
Jonathan M Gragg, 2201 Brookwood Pl.

Easter in the Park:

Brookhaven will have Easter in the Park on Saturday, April 15th at 1:00 p.m. Ages 1-12. Bring your baskets.



Treasurer's 2016 Year's End Report and 2017 Projections

In 2016, Brookhaven HOA collected dues totaling \$20,839.73, including past dues. The amount collected for 2016 dues totaled \$20,292, resulting in 60 percent dues payments received from Brookhaven owners. From these dues, \$3,775 was placed in the reserve fund. The HOA advanced \$5,174.01 from the reserve funds to pay the 50 percent cost share in replacing perimeter fencing along Bryant and Covell. Beautification incurred additional costs to update landscape at the Bryant and Covell entrances. Further landscape costs will be incurred in 2017 to install plant materials at the Covell entrance. Reserve funds will continue to be used for fence replacement in 2017. For a more detailed report you may contact Denise Dawley at

www.treasurer@brookhavenorth.org.

Five Year Profit & Loss					
2012-2016					
	2012	2013	2014	2015	2016
Total Income	\$ 18,461	\$ 20,310	\$ 20,999	\$ 30,920	\$ 26,114
Expenses:					
Administrative	\$ 1,981	\$ 1,768	\$ 1,794	\$ 1,750	\$ 2,297
Capital Improvements	\$ -	\$ -	\$ 6,688	\$ 21,100	\$ 10,273
Committee Expenses	\$ 8,732	\$ 8,091	\$ 11,765	\$ 8,803	\$ 15,155
Utilities	\$ 4,473	\$ 2,430	\$ 3,906	\$ 2,495	\$ 3,552
Total Expense	\$ 15,186	\$ 12,288	\$ 24,154	\$ 34,147	\$ 31,277
Net Income	\$ 3,275	\$ 8,022	\$ (3,155)	\$ (3,228)	\$ (5,163)

Balance Sheet						
Dec 2011 - Dec 2016						
	Dec 31, 11	Dec 31, 12	Dec 31, 13	Dec 31, 14	Dec 31, 15	Dec 31, 16
ASSETS						
Current Assets						
Checking/Savings						
Reserve Fund	984.00	4,676.20	12,572.86	10,109.52	4,559.52	3,160.51
Chase Bank Account - Other	7,815.71	7,382.22	7,795.54	7,028.12	9,005.59	5,709.24
Total Chase Bank Account	8,799.71	12,058.42	20,368.40	17,137.64	13,565.11	8,869.75
Total Checking/Savings	8,799.71	12,058.42	20,368.40	17,137.64	13,565.11	8,869.75
Accounts Receivable						
BNHOA Dues Receivable	-56.02	-40.06	-308.36	-232.12	-652.12	-340.00
Total Accounts Receivable	-56.02	-40.06	-308.36	-232.12	-652.12	-340.00
Other Current Assets						
Cash	20.00	20.00	0.00	0.00	0.00	0.00
Undeposited Funds	0.00	0.00	0.00	0.00	765.00	-15.00
Total Other Current Assets	20.00	20.00	0.00	0.00	765.00	-15.00
Total Current Assets	8,763.69	12,038.36	20,060.04	16,905.52	13,677.99	8,514.75
TOTAL ASSETS	8,763.69	12,038.36	20,060.04	16,905.52	13,677.99	8,514.75
LIABILITIES & EQUITY						
Equity						
Opening Balance Equity	8,100.37	8,100.37	8,100.37	8,100.37	8,100.37	8,100.37
Retained Earnings	-44.66	663.32	3,937.99	11,959.67	8,805.15	5,577.62
Net Income	707.98	3,274.67	8,021.68	-3,154.52	-3,227.53	-5,163.24
Total Equity	8,763.69	12,038.36	20,060.04	16,905.52	13,677.99	8,514.75
TOTAL LIABILITIES & EQUITY	8,763.69	12,038.36	20,060.04	16,905.52	13,677.99	8,514.75

Brookhaven HOA Actual and Approved Budgets								
	2012 Actuals	2013 Actual	2014 Actual	2015 Actuals	2016 Approved	2016 Actuals	2017 Approved	
	Total	Total	Total	Total	Total	Total	Total	Total
Income:								
Cash Balance as of 1/1	\$ 7,815.71	\$ 7,382.22	\$ 7,795.54	\$ 7,028.12	\$ 8,556.54	\$ 8,556.54	\$ 5,709.24	
Reserves as of 1/1	\$ 984.00	\$ 4,676.20	\$ 12,572.86	\$ 10,109.52	\$ 4,559.52	\$ 4,559.52	\$ 3,160.51	
Total Beginning Balance	\$ 8,799.71	\$ 12,058.42	\$ 20,368.40	\$ 17,137.64	\$ 13,116.06	\$ 13,116.06	\$ 8,869.75	
Accounts Receivable (As of 1/1)	\$ (56.02)	\$ (40.06)	\$ (308.36)	\$ (232.12)	\$ (652.12)	\$ (652.12)	\$ (340.00)	
Petty Cash	\$ 20.00	\$ 20.00	\$ -	\$ -	\$ -	\$ -	\$ -	
Undeposited Fund (As of 1/1)	\$ -	\$ -	\$ (125.00)	\$ -	\$ 765.00	\$ 765.00	\$ (15.00)	
Dues Allocated to Checking	\$ 14,768.80	\$ 12,257.19	\$ 16,878.46	\$ 15,357.21	\$ 15,000.00	\$ 17,064.73	\$ 16,240.00	
Dues Allocated to Reserve Fund	\$ 3,692.20	\$ 7,896.66	\$ 4,225.00	\$ 5,000.00	\$ 5,000.00	\$ 3,775.00	\$ 4,060.00	
Financial Charges Collected	\$ -	\$ 30.72	\$ 20.52	\$ 12.49	\$ 25.93	\$ 75.44	\$ -	
Special Assessment Collected						\$ 100.00	\$ -	
Owner Fence Contributions			\$ -	\$ 10,550.00	\$ 4,500.00	\$ 5,099.01	\$ -	
Total Balance Available	\$ 27,224.69	\$ 32,222.93	\$ 41,059.02	\$ 47,825.22	\$ 37,754.87	\$ 39,343.12	\$ 28,814.75	
Expenses:								
Administrative Costs	\$ 1,980.54	\$ 1,767.52	\$ 1,794.24	\$ 1,749.60	\$ 1,930.50	\$ 2,296.70	\$ 2,378.00	
Capital Improvements	\$ -	\$ -	\$ 6,688.34	\$ 21,100.00	\$ 9,000.00	\$ 10,273.02	\$ 7,220.00	
Beautification	\$ 7,059.65	\$ 7,390.87	\$ 10,246.42	\$ 7,484.22	\$ 12,684.44	\$ 13,944.96	\$ 11,544.00	
Communications	\$ 255.60	\$ 134.55	\$ 510.34	\$ 540.80	\$ 572.44	\$ 712.33	\$ 731.00	
Architectural Review Committee			\$ 614.48		\$ -	\$ -	\$ -	
Covenant Committee	\$ 1,157.93	\$ -	\$ 104.50	\$ 452.50	\$ 600.00	\$ -	\$ 600.00	
Events	\$ 180.19	\$ 506.89	\$ 174.53	\$ 325.60	\$ 325.60	\$ 235.42	\$ 260.00	
Welcoming	\$ 79.04	\$ 58.52	\$ 115.11	\$ -	\$ 100.00	\$ 262.57	\$ 265.00	
Utilities	\$ 4,473.38	\$ 2,429.54	\$ 3,905.54	\$ 2,494.51	\$ 2,967.16	\$ 3,552.42	\$ 3,892.00	
Total Expenses	\$ 15,186.33	\$ 12,287.89	\$ 24,153.50	\$ 34,147.23	\$ 28,180.14	\$ 31,277.42	\$ 26,890.46	

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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