



Hello Brookhaven Neighbors and Happy 2020!

Our beautiful pear trees are starting their bloom, triggering the time for our Spring Brookhaven Newsletter! I hope all is well with you and your household! In this edition, we have several fun and community building activities planned. I hope your household can attend, as our community is stronger as we know one another. I was so blessed to see my across the street neighbor bring balloons and cards to the house next door as they were coming home from a long hospital stay. It is valuable we know one another as we all have our beautiful neighborhood in common and what better security than to be friends and love our neighbors. I hope you will take the opportunity this spring to be the first to greet a neighbor, as we can all benefit from a close community. I love the simplicity and non-pretention of Brookhaven, it really is full of peace, established, restful, next to a babbling brook :). I hope it is a haven to you as it is to me.

Edmond is a great place to live and our downtown is blossoming. Our Edmond Farmers Market (24 W 1st St), begins April 18th and runs every Saturday 8am-1pm. "Heard on Hurd" starts March 21st, 6-10pm, is the 3rd Saturday every month. Edmond blocks off multiple blocks of downtown Broadway, you can enjoy local music, food trucks and local shopping, perfect for family and friends' dates. How about meeting a neighbor down there? Lastly check out downtown Edmond's new food hall "The Railyard" (23 W 1st), multiple local restaurants, (tacos, wings, pizza, Korean BBQ, drinks, ice-cream) all in one hall, it's a must visit.

With the chaos going around in our world (at least on the news), I'm hopeful we have our great community. Please join our Brookhaven Facebook page at facebook.com/BrookhavenNorthHOA for updates and announcements. Please comment, like and share what you love about your neighborhood, Brookhaven North!
See you and chat soon neighbors!

Kind Regards, Lisa DeWitt Walker, Newsletter Editor



EASTER IN THE
PARK! SAT. 4/12



Spring Workday!
April 25th 9:00 am

Meet at Bryant Entrance
Bring extra shovels and trimmers!



HOMEOWNER'S
YOU ARE
INVITED TO:

THE BROOKHAVEN HOA
ANNUAL MEETING

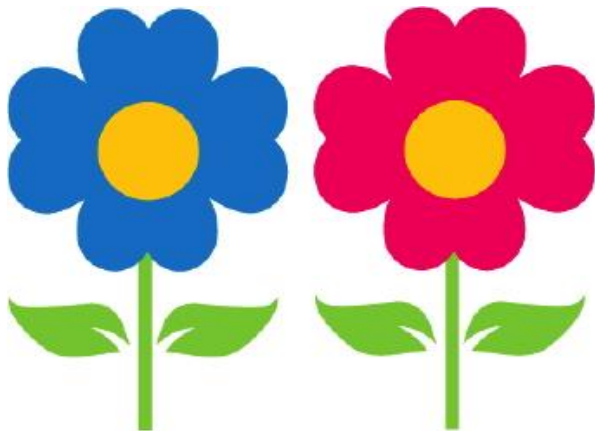
SATURDAY,
JUNE 20, 2020
10:00 AM

ST. MARKS' LUTHERAN
CHURCH

1501 BRYANT AVE,
EDMOND, OK 73034

2020 Brookhaven Events

- 4/11 **Easter in the Park**
Volunteers needed! Our annual cherished event for the whole family, come for the Egg hunt fun and all the feels. Email: Lisa Walker at LisaWalkerEdmond@gmail.com
- 4/25 **Spring Workday**
Come a show-off your landscaping talents!
- 5/05 **2nd Quarter Regular Board Meeting**
- 6/20 **Annual Meeting**
10:00 am - St. Marks' Lutheran Church
- 6/30 **Organizational Meeting**
- 8/04 **3rd Quarter Regular Board Meeting**
- ?? **Fall Workday**
- 8/29 **Neighborhood Garage Sale**
- ?? **Fall Event in the Park**
Volunteers needed
- 10/20 **4th Quarter Regular Board Meeting**
- 12/19 **Christmas Lighting Contest and Party**



Brookhaven HOA Needs Board Members!

If you are a dues paying member of the Brookhaven HOA, you are eligible to serve on the Brookhaven HOA Board. Being a Board member will help you understand the needs, concerns, visions, and accomplishments of our neighborhood. The Board meets only four times per year. If you are interested in serving your neighborhood, please contact Allen Smith at 620-1861, or come to the Annual Meeting on Saturday, June 12th at 10:00 am.

Welcome New Neighbors!

Blake and Makenzi Murray	2004 Brookhaven Drive
Wayne M Darce, Jr.	2301 Brookdale Ave
Steven M Linehan	2105 Brookview Ln
Keith and Natalie Hudkins	811 Northbook Ave
Robert J & Caryn R. Neumuller	2401 Valley Brook Dr
Larry and Judy Rogers	2600 Brookside Ave
Jeremy & Brittany Paxton	2112 Brookview Lane
Aaron Gooden	803 Sunny Brook Crt

Brookhaven Workday

What is a Brookhaven Workday? I am glad you asked! A workday is where we put on our work clothes, bring a pair of gloves, pruners, shovels, rakes, etc. and work on the frontages or flowerbeds. Last year, we planted flowers on the Bryant entrance and laid out mulch and fertilized. A couple of hours of work for a summer filled with color at the entrances. We also prune and check sprinklers to make sure they are working properly. We've been known to bring a power washer and clean the brick walls and sidewalks. No experience necessary, we offer on the job training. The more hands we have the faster the work gets done.

So, mark your calendars for Spring Workday on Saturday, April 25 at 9:00 am, Bryant Entrance.

The City of Edmond Programs

Foster A Tree Program

This program is a partnership between the City of Edmond Urban Forestry Department and Edmond residents or neighborhoods. As availability allows, the City will plant a tree in the right-of-way along your property. You just need to commit to helping take care of the new tree --Urban Forestry will also provide a Treegator irrigation bag to make watering easy. For more information or to apply online see: <https://edmondok.com/923/Foster-A-Tree>.

Sidewalk Partnership Program

If you have a damaged sidewalk or one that could be a safety hazard, the City of Edmond has a program that could assist you in having the sidewalk repaired. Your City Council adopted and funded a program to assist residential homeowners repair sidewalks that are in the city's right of way. If your sidewalk qualifies, the City will pay for 70% of the repair or replacement costs. For every \$100 of work, you pay only \$30! For more information or to apply online see: <https://www.edmondok.com/592/Sidewalk-Partnership-Program>



Why have an HOA?

When we pay for something we like to know why and what we get, so let's talk about the pros and cons of an HOA. First, remember your Brookhaven North Homeowners Association (HOA) is made up of volunteers that choose to spend time helping keep our neighborhood a great place to live.

Con: Annual Dues. Your dues of \$125 per year may be mandatory or voluntary depending on your plat and lot. These are some of the lowest HOA dues in Edmond. That comes to \$10.42 per month and yes, the HOA takes monthly payments.

Pro: Maintain common areas. Your HOA pays for flowerbeds, trees, mowing, spraying and watering for one half mile of border property along Covell and Bryant.

Con: Rules, rules, rules. Living in community requires standards. There are covenants on every property in Brookhaven, which were on your property the day you bought it. Without an HOA, neighbors sue neighbors to enforce covenants. An HOA centralizes architectural controls and provides consistent complaint resolution.

Pro: Maintain Property Values. A financially stable HOA has a budget and reserve funds to ensure maintenance and repairs. Since improvements are consistent with the community standards in the covenants, nuisance activity is curbed, and the neighborhood is appealing to buyers.

Most people's home is their single biggest investment. Protect it and support your HOA.

Thanks neighbor, Allen - President

Mandatory vs. Voluntary

Brookhaven North Statistical Data				
	Total Homes	Mandatory Owners	Voluntary Owners	Rental Properties
Plat 1	80	53	27	11
Plat 2	56	0	56	2
Plat 3	134	19	115	14
Totals	270	72	198	27
Percentages		26%	74%	10%

Data indicates that most of the Brookhaven North owners remain voluntary in dues payments. However, as properties sell in Plat 1, the number of homes subject to the mandatory provisions in the Amended and Restated Covenants filed in 2011, continue to increase. Currently, Plat 1 consists of 66 percent mandatory homes. Since 2011, 19 owners in Plat 3 have declared their lots subject to the mandatory provisions, in which three joined in 2019. The mandatory provisions have allowed the Brookhaven HOA to more effectively collect dues and administer covenant requirements. The number of rental properties in Brookhaven North has remained at the historic 10 percent rate.

If your property is not located in Plat 1, and a Lot Declaration has not been filed at the County Clerk's Office, then your property is not subject to the mandatory provisions in the Amended and Restated Covenants filed in 2011. Any voluntary owner in Brookhaven North may declare their property subject to the mandatory provisions for perpetuity by signing a Lot Declaration. The Brookhaven HOA will file the document on your behalf. If you are interested in do so, or have more questions about this matter, please contact Denise Dawley at 330-1662.

Brookhaven Community Image

We are proud of our beautiful neighborhood and take great measures to ensure the entrances and frontages along Bryant and Covell are attractive and well maintained through the dues paid by Brookhaven owners. The covenants of Brookhaven North set forth requirements of each owner to maintain the quality of the Brookhaven neighborhood. Please familiarize yourself with the covenants and bylaws applicable to your property. They are found at <http://www.brookhavennorth.org/>.

The Brookhaven HOA is responsible for notifying owners and enforcing the covenant provisions, when applicable, in the event of covenant violations. If you have addressed a concern with your neighbor and have received no response, you may file your concern with a Brookhaven HOA Officer or Board Member at <http://www.brookhavennorth.org/officers/>.

Treasurer's Report:

Dues received in 2019 totaled \$19,492. This figure includes the collections of 2019 dues totaling \$18,707.17, plus past dues of \$784.93. Dues collected in 2019 equates to 55 percent owners paying dues. Overall, annual dues collection was down 3 percent from 2018. Water conservation in 2019 allowed for a \$5,748.10 net income transfer to the reserve funds with a current balance is \$7,309.02. Projected 2020 income and expenses were based on actual dues collected and typical annual operating expenses. Projected estimated net income for 2020 reserve funds is \$3,622.76. No capital improvement expenditures are noted for 2020.

Profit & Loss Budget vs. Actual		
January through December 2020		
	Jan - Dec 20	Budget
Income	13,755.67	18,707.00
Total Income	13,755.67	18,707.00
Gross Profit	13,755.67	18,707.00
Expense		
Administrative	0.00	2,210.00
Committee Expenses	1,611.57	8,842.24
Utilities	151.21	4,032.00
Total Expense	1,762.78	15,084.24
Net Income	11,992.89	3,622.76

Balance Sheet	
As of February 17, 2020	
	Feb 17, 20
ASSETS	
Current Assets	
Checking/Savings	
Chase Bank Account	
Reserve Fund	7,309.02
Chase Bank Account - Other	18,191.38
Total Chase Bank Account	25,500.40
Total Checking/Savings	25,500.40
Accounts Receivable	-160.00
Total Current Assets	25,340.40
TOTAL ASSETS	25,340.40
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	8,100.37
Retained Earnings	5,247.14
Net Income	11,992.89
Total Equity	25,340.40
TOTAL LIABILITIES & EQUITY	25,340.40

5 Year Profit & Loss							
2015 - 2019							
	2015	2016	2017	2018	2019	TOTAL	
Income							
Annual Dues Recd							
2012	10.24	0.00	0.00	0.00	0.00	10.24	
2013	102.27	22.73	0.00	0.00	0.00	125.00	
2014	261.47	250.00	0.00	0.00	0.00	511.47	
2015	19,983.23	400.00	0.00	0.00	0.00	20,383.23	
2016	0.00	20,167.00	125.00	0.00	0.00	20,292.00	
2017	0.00	0.00	20,102.69	375.00	0.00	20,477.69	
2018	0.00	0.00	0.00	19,713.70	784.93	20,498.63	
2019	0.00	0.00	0.00	0.00	18,707.17	18,707.17	
Total Dues	20,357.21	20,839.73	20,227.69	20,088.70	19,492.10	101,005.43	
Capital Imp - Fence	10,550.00	5,099.01	10.64	2,990.50	0.00	18,650.15	
Other Inc	12.49	175.44	11.71	135.20	28.55	363.39	
Total Income	30,919.70	26,114.18	20,250.04	23,214.40	19,520.65	120,018.97	
Expense							
Administrative	1,749.60	2,296.70	2,259.39	2,416.86	2,223.62	10,946.17	
Capital Imp.	21,100.00	10,273.02	0.00	6,481.00	0.00	37,854.02	
Committee Exp	8,803.12	15,155.28	11,167.87	13,719.41	10,127.22	58,972.90	
Utilities	2,494.51	3,552.42	3,032.68	5,302.57	1,421.71	15,803.89	
Total Expense	34,147.23	31,277.42	16,459.94	27,919.84	13,772.55	123,576.98	
Net Income	-3,227.53	-5,163.24	3,790.10	-4,705.44	5,748.10	-3,558.01	

2020-2021 Officers & Board Members:

Officers:

Allen Smith, President, 620-1861
 Brett Hale, Vice President, 657-7990
 Michelle Hale, Secretary
 Denise Dawley, Treasurer, 330-1662
 Jim Slaughter, Assistant Treasurer
 Greg Dever, Auditor

Committees:

Architectural Review: Denise Dawley, Brett Hale, Jim Slaughter
 Beautification: Denise Dawley
 Events: Lisa DeWitt Walker
 Newsletter: Lisa DeWitt Walker
 Technical: Allen Smith
 Welcoming: The Brookhaven Officers & Board Members

Board Members:

Plat 1: Vacant; Plat 2: Vacant; Plat 3: Jim Slaughter & Paul Hamilton

Subscribe at www.BrookhavenNorth.org 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.

LIKE us on Facebook - www.facebook.com - BrookhavenNorthHOA

Greg Dever, Board Member and Auditor



My wife, Debbie, and I have lived in Edmond since 1974. In 2015 we decided to move to a new home. Brookhaven North has a lot to offer. We liked the established neighborhood with so many different beautiful homes and trees. A park for the grandkids to play in. The entrances and green belt areas are very well kept. Easy access to I-35 makes my wife's drive to work so much easier. The Homeowners Association was also a factor in our decision to buy in Brookhaven North. It gave us some assurance the neighborhood would be maintained, and our guest and family would see a mowed green belt and attractive entrances into the addition. In our time here, we have met some nice people.



Brookhaven HOA of Edmond, Inc.
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Edmond, OK 73003-0005