

# BROOKHAVEN NEWSLETTER

# NORTH

FALL 2023



## NEIGHBORHOOD WORK DAY

**We need your helping hands!**

**Sat., November 18 @ 10 AM**

Please join us at the Bryant entrance. We will be pruning and clearing out the old flowers to prepare for Christmas lights. Bring your gloves! We provide the rest. Help us get ready for the Christmas holiday by volunteering 1 hour of your time.

**Many hands make light work!**

## GARAGE SALE

**Saturday, September 30th**

Start gathering your “priceless” household items for the annual Brookhaven Garage Sale. We will sharing it online and have signs at both entrances.



# SUPPORTING HOA

As with all Edmond residences, the HOA has seen a 10% increase in costs the last couple of years. The City of Edmond has approved a 20% increase in water rates over the next 4 years, effective 2024. The HOA needs your financial support to help with these increased costs. For those of you who are new to Brookhaven, the Brookhaven HOA uses your \$125 annual dues to maintain all the Bryant and Covell frontages, entrances and provide community activities. Monthly payments are welcome. Those who have paid your annual dues, Thank You! For those who have not, please support your neighborhood.

Denise Dawley,  
Treasurer  
(405) 330-1662

Pay Your HOA Dues Here



## PRESIDENT'S NOTE

Hello Neighbors,

I would like to thank the HOA board and volunteers for the first neighborhood patriot parade, which was held July 1st at the Brookhaven Park. We had approximately 20 children and their families participate, along with live horses for petting! The kids enjoyed popsicles, awards were given for most patriotic decorations and fun was had by all.

**The next HOA event will be the Fall Festival on Saturday, Oct. 14th from 12-2 PM at the park.** The HOA will provide chicken for a potluck so please bring your side dishes!

All these events are funded by your HOA dues. Volunteers are invited to participate in a **neighborhood workday on Saturday, Nov. 18th from 10 AM - 12 PM.** We will be working on the flower beds at the Bryant and Covell entrances.

*Lisa Murray*

Brookhaven North, HOA President

### WELCOME TO THE NEIGHBORHOOD

Seth Matthesen

906 Sunny Brook Dr

Mitchell James & Allison

Brown East

2417 Valley Brook Dr

Daniel & Christine Hayes

2400 Valley Brook Dr

Meredith Grace Kemp

1102 Sunny Brook Dr

Larry & Clynell Reinschmiedt

2113 Brookview Ln

Ryan & Abby Stephenson

2208 Brookwood Dr

Jeremy Washburne

2500 Brookside Ave

Daniel & Blanca Valenciano

1212 Brookhaven Dr

Michael & Sacha

Economides-Weeks

2501 Valley Brook Dr

Nathan & Chrissey Glavan

2125 Brookview Ln

UnderPar Investments, LLC

2108 Brookhaven Dr

Austin & Molly Valentine

2305 Brookhaven Dr



BrookhavenNorth.org

# TREASURY REPORT

| Balance Sheet                         |                  |
|---------------------------------------|------------------|
| As of September 18, 2023              |                  |
| ASSETS                                |                  |
| Current Assets                        |                  |
| Checking/Savings                      |                  |
| Chase Bank Account                    |                  |
| Reserve Fund                          | 5,665.27         |
| Chase Bank Account - Other            | 8,130.12         |
| Total Chase Bank Account              | 13,795.39        |
| Total Checking/ Savings               | 13,795.39        |
| Accounts Receivable                   |                  |
| BNHOA Dues Receivable                 | -170.00          |
| Total Accounts Receivable             | -170.00          |
| Total Current Assets                  | 13,625.39        |
| <b>TOTAL ASSETS</b>                   | <b>13,625.39</b> |
| LIABILITIES & EQUITY                  |                  |
| Equity                                |                  |
| Opening Balance Equity                | 8,100.37         |
| Retained Earnings                     | 2,697.12         |
| Net Income                            | 2,827.90         |
| Total Equity                          | 13,625.39        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>13,625.39</b> |

| Profit & Loss Budget vs. Actual |              |           |  |
|---------------------------------|--------------|-----------|--|
| January through December 2023   |              |           |  |
|                                 | Jan - Dec 23 | Budget    |  |
| Income                          |              |           |  |
| Income                          |              |           |  |
| Annual Dues Received            |              |           |  |
| 2022 Base Assessment            | 488.53       | 250.00    |  |
| 2023 Base Assessment            | 16,896.17    | 18,500.00 |  |
| Total Annual Dues Received      | 17,384.70    | 18,750.00 |  |
| Other Income                    | 273.30       | 185.00    |  |
| Total Income                    | 17,658.00    | 18,935.00 |  |
| Total Income                    | 17,658.00    | 18,935.00 |  |
| Gross Profit                    | 17,658.00    | 18,935.00 |  |
| Expense                         |              |           |  |
| Administrative                  | 2,118.48     | 2,641.95  |  |
| Committee Expenses              |              |           |  |
| Beautification Committee        | 7,783.99     | 10,104.23 |  |
| Communications Committee        | 360.13       | 834.96    |  |
| Covenants Committee             | 2,263.97     | 120.00    |  |
| Events Committee                | 146.27       | 550.00    |  |
| Welcoming Committee             | 100.00       | 0.00      |  |
| Committee Expenses - Other      | 0.00         |           |  |
| Total Committee Expenses        | 10,654.36    | 11,609.19 |  |
| Utilities                       |              |           |  |
| Electricity                     | 734.36       | 912.67    |  |
| Water                           | 1,322.90     | 1,992.00  |  |
| Total Utilities                 | 2,057.26     | 2,904.67  |  |
| Total Expense                   | 14,830.10    | 17,155.81 |  |
| Net Income                      | 2,827.90     | 1,779.19  |  |



## WHAT ARE COVENANTS?

EVERY HOME IN BROOKHAVEN HAS COVENANTS THAT GOVERN THE RIGHTS AND RESPONSIBILITIES OF OWNERS AND THE HOA. THE BROOKHAVEN NORTH HOA OPERATES USING THE FOLLOWING GOVERNING DOCUMENTS. EACH OF THESE DOCUMENTS IS AVAILABLE AT: [HTTPS://WWW.BROOKHAVENNORTH.ORG/GOVERNING-DOCUMENTS/](https://www.brookhavennorth.org/governing-documents/)

COVENANTS ARE THE 'DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS' (CC&R'S) FILED ON EACH PROPERTY IN THE NEIGHBORHOOD WHEN THE AREA WAS PLATTED FOR DEVELOPMENT. THE ORIGINAL COVENANTS WERE FILED BETWEEN 1977 TO 1980. PLAT 1 COVENANTS WERE AMENDED BY A VOTE OF OWNERS AND FILED ON DECEMBER 5, 2011. EVERY PROPERTY IN BROOKHAVEN NORTH IS SUBJECT TO COVENANTS.

LOT DECLARATIONS JOIN YOUR PROPERTY TO THE NEW COVENANTS SO THAT IF YOU SELL OR TRANSFER THE PROPERTY, THE NEW OWNER WILL BE BOUND TO CONTINUE SUPPORTING THE HOA.

BYLAWS ARE RULES THAT GOVERN HOW THE HOA OPERATES AND DOES BUSINESS. THE BYLAWS WERE WRITTEN TO SUPPORT THE COVENANTS.

POLICIES ARE HOW THE BOARD HAS INTERPRETED THE CC&R'S AS WELL AS ANY GUIDELINES ADOPTED FOR PROJECTS.

PLAT MAPS WERE DESIGNED BY THE DEVELOPER, AND FILED WITH THE CITY AND COUNTY WHEN THE NEIGHBORHOOD WAS DEVELOPED. THESE ARE PROVIDED FOR EASE OF FINDING YOUR PROPERTY AND THE BUILD LIMIT LINES, EASEMENTS AND OTHER THINGS ABOUT YOUR LOT.

IF YOU DECIDE TO ADD ON, RENOVATE OR MAKE EXTERIOR CHANGES, PLEASE USE THE ARC FORM TO GET APPROVAL FOR YOUR PROJECT.

[HTTPS://WWW.BROOKHAVENNORTH.ORG/2022/ARC-FORM/](https://www.brookhavennorth.org/2022/ARC-FORM/)  
REACH OUT TO US IF YOU HAVE QUESTIONS.  
THE ARC TEAM.



**BROOKHAVEN HOA OF EDMOND, INC.**  
**PO BOX 30251**  
**EDMOND, OK 73003-0005**