



Across the Brook

<http://BrookhavenNorth.org/>

April 2011

Current Officers

President

Allen Smith
2205 Brookhaven Ct
330-1662

Vice President

Scott Erbst
2212 Brookhaven Court
340-7101

Treasurer

Denise Dawley Smith
2205 Brookhaven Ct
330-1662

Secretary

Douglas Fasching
1015 Sunny Brook Drive
secretary@brookhavennorth.org

Member-at-Large

Jeri Towler
1018 Sunny Brook Drive
844-2222

Committee Chairs

Newsletter

Douglas Fasching

Beautification

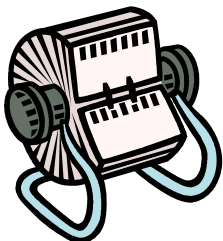
Denise Dawley Smith

Technical

Mike McCue
2108 Brookhaven Dr
359-9774

Brookhaven Website

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



A NOTE FROM THE PRESIDENT

2011 Goals

This year I hope we can involve more neighbors in our association's goals. The overall goal of the association is to maintain the common areas and entrance improvements. We also aim to provide safe opportunities to get to know your neighbors. There are some administrative goals our association needs to complete this year including updating our bylaws and our covenants.

Bylaws are the documents that a corporation, such as the association, uses to govern day-to-day business. These will include rules such as how many officers, their terms and voting rules. Through the years and transition of many officers, the bylaws were lost. The board is authorized to adopt bylaws and will be adopting 'provisional bylaws' at the next board meeting. A full set of bylaws will be voted on at the next annual meeting.

Restrictive Covenants or 'deed restrictions' are rules that apply to a group of homes or lots in a specific subdivision and are filed at the county courthouse for each property in the addition. Covenants stipulate rules such as the minimum size residence allowed, how many homes may be built on one lot, and what type of construction the homes must be. Our covenants are over 30 years old and are not uniform between the 3 plats in the addition. The covenants determine whether the dues are voluntary or mandatory. The surveys last year showed enough support to change covenants to a mandatory association.

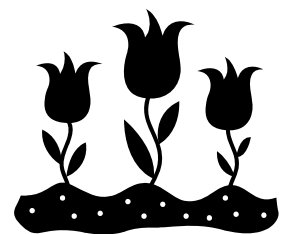
The board has retained an attorney to review and compare the covenants on the three plats as well as draft new uniform covenants. These will be put to a special vote this fall. In that election, each property gets one vote which must be notarized by property owners (or trustee). We will have several information meetings this summer and fall about the covenants and the change process.

The board did not undertake these changes lightly. We need your input and involvement to keep this association viable going into the future.

Allen Smith

President 2010-2011

The Brookhaven North Neighborhood Easter Egg Hunt begins at 10AM on Saturday, April 23rd. Details inside!



New Neighbors

Jeremy and Amy Jordan

2312 Brookside Ave
Edmond, OK 73034
2/11/11

Karin and Jodie McDaniel

2109 Brookhaven Drive
Edmond, OK 73034
10/6/10

Welcome to Brookhaven!



Get updates online at <http://BrookhavenNorth.org/>

2011 Calendar of Events

April 19	Spring Workday
April 23	Easter Egg Hunt
June 4	Annual Meeting and BBQ in the park Election of officers Vote on Bylaws
August 17	Covenants: Mail out vote packets
August 27	Covenants: Info Meeting Back to School Event in Park
September	Covenants: Canvas Neighborhoods
September 16	Covenants: Mail Official Meeting Notice
September 24	Fall Workday
September 26	Covenants: Tentative 2nd Informational Meeting
October 1	Neighborhood Garage Sale Covenants: Meeting Notice published in Edmond Sun
October 15	Covenants: Vote Meeting
December 10	Christmas Lighting Contest & Party



Brookhaven HOA 2011 Approved Budget

Balance as of 1/1/11	8,110
Income	
Dues	27,000
Capital Improvement/Repair Funds	6,750
Total Income	33,750
Total Balance Available	41,860
Expenses	
Administrative Costs:	
Billing Expense	550
Insurance:	
D & O Insurance	1,156
Surety Bond	125
Office Supply/Banking	90
PO Box	60
Registered Agent Fee	100
Misc.	100
Promotional Material	100
Total Administrative	2,281
Capital Improvements/Repairs:	
Rock Wall Repair	6,750
Beautification:	
Mowing/Chemical Contract	5,775
Sprinkler Repairs	300
Spring and Fall Workday	1,200
Entrance Snow Removal	480
Total Beautification	7,755
Communications:	
Newsletters	650
Technical	200
Total Communications	750
Covenant Committee:	3,000
Events:	
Annual Meeting / BBQ	355
Easter Egg Hunt	65
Back to School Event	150
Annual Neighborhood Garage Sale	55
Christmas Lighting Contest	160
Total Events	785
Welcoming:	100
Utilities:	
Water	2,778
Electric	386
Drainage	36
Total Utilities	3,200
Total Expenses	24,621
Balance Available 12/31/11	17,239

Treasurer's Report

As of September 30, 2010

	Approved	Actuals
Balance as of 1/1/2011	8,100	8,100
Income		
Dues Received	27,000	13,190
Improvement/Repair Funds	4,000	25
Newsletter Advertising	0	25
Utility Deposit		
Interest/Refund	0	251
Total Income	31,000	13,491
Total Balance Available	39,100	21,591
Expenses		
Administrative	4,453	2,620
Committees	0	0
Beautification	11,038	4,238
Communications	980	631
Covenant	3,000	70
Events	650	349
Welcoming	100	0
Utilities	3,079	1,802
Total Expenses	23,300	9,710
Net Balance Available	15,800	11,881

Email address bhtreasury@hotmail.com; please email for any clarification of the report.



The 2011 Egg Hunt

Brookhaven North Neighborhood Easter Egg Hunt

Begins at 10AM on

Saturday, April 23rd

The day before Easter, Brookhaven North neighborhood association will host an Easter egg hunt.

Join us at the Brookhaven park. We will have plenty of chocolate filled eggs. All children in the neighborhood are invited to participate in the Easter egg hunt.

If you are tired of the huge crowds at the City of Edmond egg hunt this event is for you. We will also have an inflatable bounce house available for the children to play.

The hunt will also be a great opportunity to get to know some of your neighbors. We look forward to seeing you!

2010 the Year of Excuses

We wrote off \$13,900 in uncollected dues for 2010. Our collection rate dropped to 51%, the lowest in recent history. The board worked hard to economize and cut expenses where possible including reduced watering and utilities.

Here are a few of our favorite excuses not to pay dues:

"The dues are too high" Brookhaven dues are the most reasonable in Edmond. While we don't maintain a pool, we do maintain entrances, pay contractors and pay utilities. If everyone paid, we could lower dues or invest in improvements.

"I'm on fixed income" I have great respect for one resident who set up automatic payments of \$10 a month so it would fit her budget. Partial payments are always welcome.

"I can't afford it" I heard this one as I stood next to a new luxury car in the driveway with dealer tags. Really? You've invested over \$150,000 to \$200,000 in your home. For about \$9 a month you can choose to invest in your neighborhood.

"I moved here because it's voluntary" And by not paying, you choose to let your neighborhood deteriorate around your house. Your 'voluntary dues' keep up common properties so the neighborhood looks good to the real estate market.

"I don't want to support the fence" This is an old open wound in our neighborhood. We maintain the common areas because it is the 'picture frame' around our neighborhood. When two neighbors share a fence, they usually share the expense. What do potential buyers think of our neighborhood when they see the fence falling down?

You are important to this neighborhood. By choosing to participate and pay dues, you can be part of the solution.

Thank you.

Allen

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 Phone: _____

Cell: _____

Fax: _____

Email _____

Address: _____

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

Brookhaven Homeowners Association
PO Box 30251
Edmond, OK 73003-0005

