

# BROOKMEADOWS GAZETTE

INSIDE THIS ISSUE:

<i>President's Letter</i>	1
<i>New Officers</i>	1
<i>Block Captains</i>	2
<i>Treasurers Report</i>	2
<i>The Pool Party</i>	3
<i>The Association</i>	4
<i>CC&amp;R's Letter</i>	4

New Officers for 2003

- **PRESIDENT – Woody Anderson**  
woodya1955@comcast.net
- **VICE-PRESIDENT — Mark Adams**  
Mark\_L\_Adams@ML.com
- **TREASURER— Karen Pirzchalski**  
karstanpir@sbcglobal.net
- **SECRETARY — Howard Wixson**  
hwixson@comcast.net
- **DIRECTOR— Brett Flournoy**  
brett\_flournoy@agilent.com

## LETTER FROM THE PRESIDENT



**H**ello, my name is Woody Anderson. I am very excited and honored to serve as the Brookmeadows Homeowners Association President. My wife and five children moved to the Brookmeadows subdivision in late 2000 after living in the surrounding area since the mid 1980's. We are

very proud of the Brookmeadows community and that pride has driven me to offer my services as your President.

Your newly elected board members are:

- Mark Adams, Vice President
- Karen Pirzchalski, Treasurer
- Howard Wixson, Secretary
- Brett Flournoy, Director at Large

All of us are committed to maintaining our wonderful lifestyle at Brookmeadows.

There are a lot of things going on in our community and we need your help. First off, we continue to have a beautiful, well maintained community. That has been made possible by the untold hours our landscape committee devotes to making sure our entrances and perimeters are always attractive. Last year the fountain at the main entrance of Brookmeadows was refurbished. Homeowners donated much of that work and planting material. I hope you agree it turned out beautifully. In order

to continue various enhancement projects and ongoing maintenance we need everyone to pay their annual homeowner dues of \$300. For those of you who have already paid, thank you. Please keep in mind, that everything the landscape committee does is for the sole purpose of enhancing our property values. Surely this is important to all of us and we all should to pay our fair share.

This year's board is committed to increasing homeowner involvement in various support committees. These support committees are important to the continuing development of Brookmeadows. Those groups are: Block Captains, Welcoming Committee, Landscape Committee, Social Committee, Publication Committee and the Architectural Committee. Additional information on each of these committees and their function is available in this newsletter. If you have any suggestions or concerns regarding future plans, volunteer for one of the committees. Do your part; volunteer to make a difference!

Finally, I want to personally thank Bill Dennis for his dedication and countless hours serving as the past President of the Brookmeadows Homeowners Association last year. Bill definitely made Brookmeadows a more attractive place to call home during his tenure. Thank you Bill!

Have a great and safe school year!

Sincerely,  
*Woody Anderson*

***REMINDER: IT IS SCHOOL TIME,  
OUR KIDS ARE OUTSIDE...  
PLEASE SLOW DOWN ON OUR STREETS.***

## Block Captain Program for 2003



**“...no funds from BMHA are used toward social events.”**

This year we are trying to re-invigorate the Block Captain program and have been calling for volunteers. Serving as a Block Captain is a great way to get involved in neighborhood activities! I will be working with the Block Captains in my role of Director-at-large. We are looking for a kickoff meeting in the early August timeframe. The Block Captains will ultimately decide the role description, but a first cut of responsibilities looks something like this:

- Feet on the street, a physical presence for the board.
- General awareness of births, illness, and major life events on their respective blocks.
- Be a conduit with, and for, all the committees
- Forward opinions of the neighbors on the block to the board.
- Distribution of flyers, for meetings or party notices.

We have broken the neighborhood into twelve zones of approximately 12 houses in each zone. The following people have volunteered to help:

Paul Plummer  
Susan Hagemeyer  
Vangie Jensen  
Jessica Stutz  
Carol Guerriere  
Kim Adams  
Connie Sylvester  
Jo Carol Haynes  
Doris Aue  
Susan Grylls  
Connie Lamb

We are still looking for a volunteer for the middle of Green Oaks, but certainly welcome volunteers for any of the areas! We will have a report in the next newsletter from our new block captains. Thanks to all our volunteers.

**Brett Flournoy**

## What Do Your Dues Do?

Many have asked, “What do my dues pay?” Valid question. For our current budget, your \$300 is allocated as follows:

<i>Lawn &amp; Maintenance</i>	<i>\$167.16</i>
<i>Utilities</i>	<i>76.62</i>
<i>Insurance</i>	<i>29.85</i>
<i>Capital Improvements</i>	<i>11.94</i>
<i>Printing &amp; Postage</i>	<i>4.98</i>
<i>Miscellaneous</i>	<i>3.48</i>
<i>Welcome Baskets &amp; Gifts</i>	<i>2.99</i>
<i>Holiday Decorations</i>	<u><i>2.99</i></u>
<i>Annual Dues</i>	<i>\$300.00</i>

***Note that no funds from BMHA are used toward social events. These events are paid for by the participants and sponsoring homeowners.***

There are 147 homes in Brook Meadows. Last year we had 97 homeowners who chose to become BMHA members. As of July 26<sup>th</sup>, we have 84 of our homeowners who have joined BMHA for 2003-2004. Fewer members equate to less or no funds for Capital Improvements, Holiday Decorations and/or seasonal landscaping.

About dues, the Board recognizes that \$300 may be financially unfeasible for some homeowners at this time. If this reflects your situation, please call me at 817-540-2350 to arrange a payment plan.

**Karen Pirzchalski**

# Annual Patio Party Held June 21<sup>st</sup>

Shelley and Brett Flournoy hosted the annual neighborhood patio party at their home, 4617 Shady Creek, on Saturday night June 21<sup>st</sup>. Apparently a good time was had by all, as the "beverages" all disappeared around midnight, and the neighborhood band, the Grateful Dads, lead by guitarist Doug Guerriere and lead vocal John Lamb, was still going strong. The attendance was outstanding, approximately FIFTY, thanks to so many neighbors

getting the word out. At one point, there were conversations in the den; dining room, and chatting and dancing on the patio, and a pickup basketball game going on the court. Really a fun evening for the neighborhood! Why, we even attracted the local constables who are apparently Led Zeppelin fans!!!! Thanks to everyone for making this party such a success.

*Editor's Note: The next time you hear that the Flournoy's are giving a party...DO NOT MISS IT. They are wonderful hosts and fun loving people. You should have been there.*

Addendum: Brett sends an email that they have a number of unclaimed bowls, platters and towels from the party. Stop by any time or let them know and they will return to you. Brett wants to apologize to any reader whose sleep was disturbed by the band. Next time come on and join the fun. Party time is no time to sleep.



**YOU SHOULD  
HAVE BEEN  
THERE!!**



**"The Grateful Dads" We are grateful to them for entertaining us.**



**Jessica & Beth cool their heels**



**Karen and Shelley, our hostess**



**Brett, our host, holding court**



**Joe, Susan & Kristy. We miss Kristy**



**Tim, Joe, Jessica, Karen & Shelley**



**Joe & Susan having a great time.**



**Some of the early crowd.**



**Beth & son with Connie & Carol**



**Part of the group just visiting Susan in the spirit**

---

## ARCHITECTURAL COMMITTEE LETTER

There are several homeowners who have recently replaced their roof, or they are in the process of replacing them, or are making structural improvements to their home. The Covenants, Conditions and Restrictions for the Brook Meadows Addition (CC&R's), require under Article II Section 2.3 that any "exterior addition" or "alteration of", which includes roofing structures, must be approved in writing by the Architectural Control Committee **prior to the commencement of any work.**

In April of this year an amendment to Article I Section 1.8 of the CC&R's, allowing composition roofs that meet certain quality standards, was approved by a majority of the homeowners through a signed petition independent of Board action. The intent of the amendment was in part to allow for a broader selection of roofing materials to choose from since wood shingles are becoming a less desirable roofing material. In the opinion of the Architectural Control Committee, some of the composition roofs being installed may not meet the standard that was identified in the new amendment. The Architectural Control Committee is requiring that each homeowner that has installed a new roof since April or is contemplating a new roof or any "Structural Change" to follow the CC&R's Procedure for Approval found in Article II Section 2.4. Please complete an application form including plan specifications and submit to:

- Brook Meadows Architectural Committee  
P.O. Box 496  
Colleyville, TX 76034  
(Please contact Jessica at (817) 358-9356 to obtain an application)

Any homeowner who has installed a roof or made other structural changes which does not meet the minimum requirements identified in the CC&R's may be subject to a review by the Architectural Control Committee and the Board, and may be required to meet compliance with the CC&R's. Authority and guidance for this action is clearly written in the CC&R's.

If you do not have a copy of the CC&R's, which you received, when you purchased your home, all Brook Meadows Homeowner Association members may receive a copy free of charge. Non-Members may also receive a copy for a charge of \$10. Please contact any Board member to obtain a copy.

The Architectural Committee and the Brook Meadows Board hopes that you will understand the spirit in which this letter is written. The Committee and the Board are attempting to use their best efforts to promote and ensure a high level of taste, design, quality and conformity throughout the Addition to preserve the values and aesthetics of Brook Meadows.

---

## OUR HOMEOWNERS ASSOCIATION AND THE NEED FOR YOUR DUES

Shelley and I moved into Brook Meadows last year, and a major reason for doing so was how the neighborhood looked as we drove by. The landscaping and appearance was always a notch above other neighborhoods. There was just a feeling of quality about Brook Meadows.

Now, as a member of your board, I am fast becoming aware of the costs of that appearance. Our common areas are very expensive to maintain at the level we all expect. How expensive you ask? Try \$15,000 a year. And we all benefit from it, make no mistake. All of us. And there's more: Water,

electricity, fountain maintenance, on and on. Just take a second to reflect on how things would be if none of those items were being taken care of. Picture turning from Glade onto Green Oaks with a weed farm on both sides. Picture the fountain in avocado green, surrounded by dead flowers. Naturally, we don't want this to happen.

A few words about the HOA – it's a "not for profit" organization and the books are open, wide open. All of us – board members, committee members, block captains – are volunteers who believe in our neighborhood. We are solely motivated by what we think is best for

Brook Meadows and our neighbors.

NOT ONE PENNY OF ASSOCIATION FUNDS IS SPENT ON SOCIAL EVENTS. All social gatherings are supported by the neighbors that attend the event.

I am personally asking you to pay your 2003 dues. Our HOA needs this money to support the programs which are entirely to your benefit. Please, please consider this request. And many thanks to those who have already sent in their checks!

*Brett Flournoy*

*"Important News about the procedures we all must legally follow before starting any exterior property improvement"*

**PLEASE READ !!**

Any comments, criticisms, complaints or other "C" words, please contact:

Howard Wixson  
hwixson@comcast.net

or

Mail to:

Brook Meadows Homeowners  
Association  
PO Box 496  
Colleyville, TX 76034