



Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

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www.brookmeadows.org

December 2006

Message From Your Board

This holiday season, families all across America will gather with neighbors and friends to rekindle old friendships, revive honored traditions, and renew the hope and love that is part of the season. We wish to extend a heart felt Happy Holidays to all Brook Meadows residents.

We have yet another informative newsletter, packed full of valuable information. We also have a number of fun and exciting social events this month, and we hope that you will find time to join us in celebrating the season. We hope each of you had the opportunity to join in one of the Brook Meadows Holiday functions. It is always a great time to rub elbows with your wonderful neighbors. We want to thank Kim Adams, and Bill and Nancy Dennis for opening their homes and being such wonderful hosts to our Ladies Ornament Exchange and the Brook Meadows Christmas Party. The functions are fantastic ways to relax, and enjoy the company of your fellow neighbors. The Holiday Decorating Committee has done an outstanding job at our entrances. Thank you one and all.

As we close the year, we are reminded of the sacrifices of the men and women in our armed forces serving around the globe. We have them in our thoughts and prayers, and wish them a safe holiday season.

Best wishes for a safe and peaceful holiday season. Let us all wish our families, friends and neighbors a peaceful joyous holiday season.

It's GREAT to be YOUR NEIGHBOR,
Your BMHA Board



View the Brook Meadows Homeowner's Association Newsletter each month online at www.PEELinc.com

YARD OF THE MONTH

November 2006

Jay and Amy Gnadt
4600 Shadywood Lane



Jay and Amy moved into our neighborhood in November of 2005 and have loved their home on the lake. Jay is from Denver and Amy is a native Texan from the Arlington area. They both have been active in our neighborhood

Association with Jay involved in the ACC and the CC&R review committee and Amy assisted with the Holiday Decoration Committee. After losing two flowering pear trees in the front yard, the Gnadt's spent much of the summer months planning and implementing the re-landscaping of their front yard. It is easy to see that their labors paid off handsomely. They are very pleased with the results of the "mound-scapes" that have been created in the front circle drive. Large boulders and tasteful plantings give texture; color and a three-dimensional feel to what would otherwise be a flat grassy area.

Now the bad news, we are losing Jay and Amy as neighbors. Jay received a very nice promotion and will be transferring to Kansas City with Liberty Mutual. Amy will become a full time homemaker tending to their two girls, Trica, 7, and Emily, 5. We will miss them, and are grateful that they left behind a beautiful front yard that we can all enjoy. The best of luck to Jay and Amy.



Brook Meadows

Brook Meadows Homeowners Association, Inc.

PO Box 492
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Please visit our website often:
www.BrookMeadows.org

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If you have any ideas to make our newsletter better, please contact the editor. We want your input, ideas, and even your articles.

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Socially Speaking....

Merry Christmas to all from the Social Committee! By the time you read this, the Annual Christmas Party at the Dennis's, and the Ladies' Ornament Exchange at the Adams' will have taken place. We presume a good time was had by all...but there is still time to wish you safe travels during the Holidays.

You should have received a survey regarding your desires for social activities in 2007, so if inclined to suggest or volunteer, please respond to it with your ideas. We would very much like to have The Grateful Dads, our local rock stars, (no Stairway to Heaven) set up shop and play a party concert in someone's back yard, at some point in the late spring - any volunteers to host?

In January we will kick off a monthly repeating event/get-together, now called "Last Tuesday". We will do this every month, and will place signage in the neighborhood indicating that it is Last Tuesday week. This is a totally "come if you can" event and guilt-free in nature. It might be casual dinners, happy-hour get-togethers, or a taqueria visit. We will set it up for separate checks, and all we ask is that you (1) RSVP positive, after you (2) read the emails or the newsletter which contain the location. Yes, we do have to call the restaurants in most cases with a body count. RSVP's will be to:

Social@brookmeadows.org or:
Ana Hinojosa - 817-807-3331
Brett Flournoy - 817-540-1501

Our first event - (a return to the scene of the crime if you will) - LaHacienda Ranch, 6:30PM, January 30th. Make it if you can, be there or be square!

OH YES - Update your email address with Howard Wixson: hwixson@tx.rr.com
Brett and Ana

Do you have a Home Based Business right here in Brook Meadows ?

You can get information about your service or products to every home in Brook Meadows, by running a business classified in the Brook Meadows Community Newsletter. It is a great way to get your name and contact information to many potential customers in your neighborhood. The cost is \$45 for up to 40 words. Display ads are also available. For more information, please contact Peel, Inc. at 888-687-6444 or advertising@PEELinc.com. The deadline is the 20th of each month for the upcoming month's newsletter.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Brook Meadows residents, limit 30 words, please e-mail hwixson@comcast.net

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales Office @ 888-687-6444 or advertising@PEELinc.com.

Brook Meadows

Brook Meadows Home Values ... "Food For Thought" By Dick Cress

When we convened our first BMHA Board of Directors meeting, we talked about the positive contributions that we wanted our Board to achieve for our community. After some general discussion, each of us identified a key strategic initiative that we wanted to accomplish as a Board. My key initiative was to have the Board do what ever it can to help improve the value of homes in Brook Meadows.

Choosing this strategic initiative was the direct result of two friends, Jim Tressler and I, getting together this last spring to consider investing in residential real estate in Colleyville. We performed some research regarding investment opportunities and then started looking at some homes in this area. Both Jim and I love living in this community, so the first home we considered was here in Brook Meadows. We subsequently considered homes in several other communities near Brook Meadows. During the next several months, as we looked at homes in other communities, we got an uncomfortable feeling that homes in Brook Meadows might be undervalued.

So, we decided to create and maintain a spreadsheet to help us keep track of some basic real estate data and statistics of homes we considered, which included: subdivision, address, list price, recent sales, \$/SqFt, year built, features and upgrades/condition. We also subscribed to free-MLS internet services to identify other homes to be considered, as well as looking at other web sites to informally track the sale of a few homes sold in various local communities.

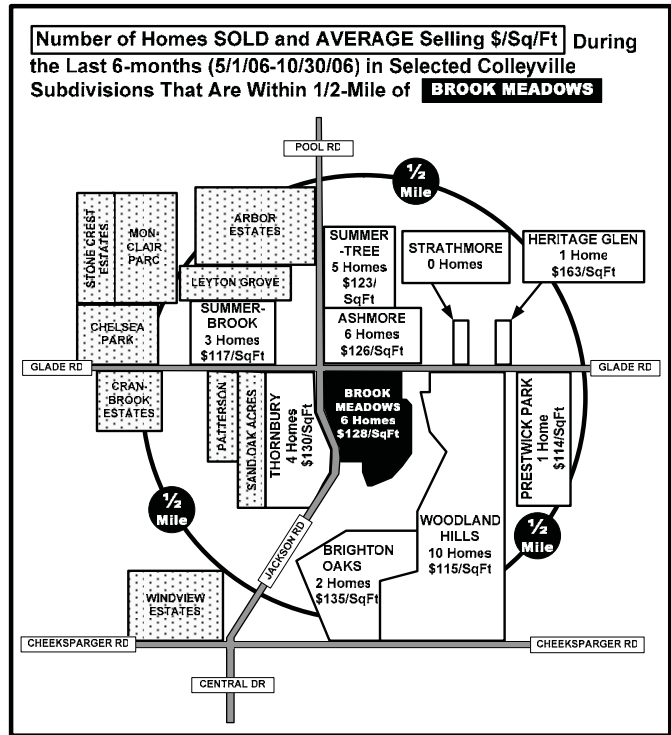
Based upon my personal research and informal discussions with several Realtors, the following is this layman's opinion regarding the more important real estate statistics that we have used to evaluate potential investment opportunities of homes in Brook meadows and other communities:

- List Price and Potential Sale Price (\$)
- List \$/SqFt and Potential Sale \$/SqFt (\$)
- Sale Price Percent of List Price (%)
- Year Built (Year)
- Days On Market (Days)

As we looked at more and more homes, we learned quite a bit about evaluating potential values of homes, but we also realized that we're not Realtor/Appraiser professionals, and our evaluations are only our personal "opinions" and nothing more. So, last month, we contacted a Realtor friend of ours, Amanda Hall, and asked her for help in obtaining MLS information regarding home sales in Brook Meadows within the last 6-months and also in selected subdivisions that were within a 1/2-mile circle of Brook Meadows. Amanda provided us a compilation of MLS information, and the following map graphic and more detailed table of home sales statistics represents this Layman's personal interpretation of that information.

Being the retired-Engineer/Analyst that I am, I also believe that the above key real estate statistics may also be used by this real estate layman to form a personal "opinion" regarding: Were homes recently sold in Brook Meadows undervalued?

The following map graphic shows the relative location of the selected subdivisions that are within 1/2-mile of Brook Meadows and shows the number of homes SOLD and the AVERAGE Selling \$/SqFt during the last 6-months in each of the selected subdivisions.



And the following table lists some detailed statistics of those sales.

Summary of Home Sales in Selected Colleyville Subdivisions During the Last 6-months (5/1/06-10/30/06)								
Selected Subdivisions Within 1/2-Mile of Brook Meadows	# of Homes SOLD	Listing AVERAGES				Selling AVERAGES		
		SqFt	Year Built	Days On Mkt	List Price	Selling Price	Selling Price % of List Price	Selling \$/SqFt
Heritage Glen	1	5,273	2005	112	799,900	858,000	107%	162.72
Brighton Oaks	2	5,075	1976	143	1,267,500	1,075,000	85%	135.34
Thornbury	4	5,975	1990	72	833,875	794,125	95%	129.72
Brook Meadows	6	3,767	1988	75	499,383	479,333	96%	128.41
Ashmore	6	4,810	1996	92	608,250	602,567	99%	125.99
Summertree	5	3,972	1991	30	499,760	487,980	98%	122.94
Summerbrook	3	4,638	1992	32	554,667	542,033	98%	117.13
Woodland Hills	10	4,513	1988	106	551,080	530,775	97%	115.33
Prestwick Park	1	3,839	1980	65	439,000	439,000	100%	114.35
Strathmore	0
Total Homes SOLD	38							
Minimum	0	3,767	1976	30	439,000	439,000	85%	114.35
Maximum	10	5,975	2005	143	1,267,500	1,075,000	107%	162.72
Weighted Average	4	4,567	1990	81	616,547	591,807	97%	124.01

Based upon the above information, it is this layman's personal "opinion" that, on a \$/SqFt basis, the homes sold in Brook Meadows during the last six-months do not appear to be undervalued, and that is unexpected and a very pleasant surprise to me. However, I do have one concern. Before I can finalize my conclusion, I need to verify that the 6-sample BM home sales and homes sold in selected subdivisions statistically represent each total population of homes.

I look forward to receiving comments and opinions from laypersons and Realtor/Appraiser professionals. By working together, we all can achieve a much clearer and more accurate understanding of Brook Meadows home values. Please email comments and opinions to me at hcress@sbcglobal.net. I will report your inputs and our progress in addressing this very important Brook Meadows issue.

Brook Meadows

Holiday Sugar Plums That Dance On Your Taste Buds

These Holiday Sugar Plums are made with ruby-red Maraschino cherries.

(NAPSA)-The more the cherrier when it comes to holiday treats. And holiday sugar plums are no exception. These traditional treats are made with festive and fun Maraschino cherries.

Whether you are hosting a party or giving gifts to neighbors, these sugar plums are full of holiday cheer. And because they are so simple, the kids will have a ball helping you make them.

Holiday Sugar Plums

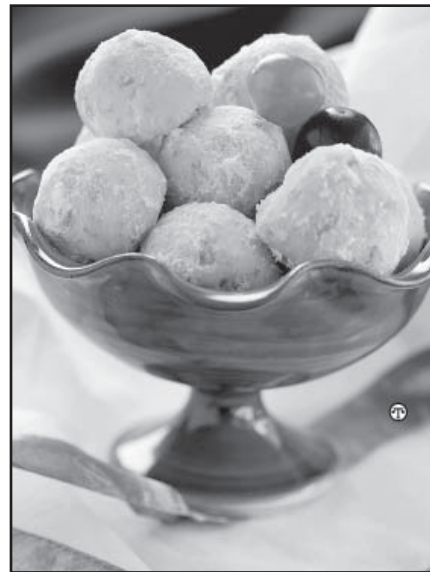
- 1 cup butter or margarine
- 1/2 cup confectioners' sugar
- 1 1/2 tsp vanilla
- 2 1/4 cups all-purpose flour
- 1/4 cup quick rolled oats (optional)
- 1/4 tsp. salt
- 1/2 cup finely chopped pecans
- 48 Maraschino cherries (about one 16-oz. jar)
- Confectioners' sugar for finishing

Drain Maraschino cherries thoroughly on paper towels and set aside. Put butter and 1 1/2 cup confectioners' sugar in a large mixing bowl. Beat with an electric mixer on medium speed three to four

minutes, or until well mixed. Stir in vanilla. Add flour, oats and salt; mix well. Stir in pecans.

Shape about 2 teaspoons dough around each cherry. Place on an ungreased cookie sheet about one inch apart. Bake in a preheated 350°F. oven for 12 to 15 minutes, or until set but not brown. Role in confectioners' sugar while still warm. Cool.

For a fun presentation, use cherries with stems. Remove stems, bake as directed and then insert stems in cookies while they are still warm but after rolling in sugar. Makes 4 dozen.



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Brook Meadows Neighbors Free Plant Registry
by Donna Woods, Landscape Committee Chairperson

Your BMHA Landscaping Committee is starting a little friendly “plant swapping program”. This is a great way to meet new friends and share plants of which you have over abundance. It’s as easy as 1-2-3.

All that you need to do is:

1. Decide which plants that you’d like to give away from your yard
2. Email us the type of plants that you want to give away along with your contact information, at: Landscape@brookmeadows.org
3. When a Brook Meadows neighbor contacts you they will gladly arrange a time to dig up and remove your unwanted plants.

Remember to list the plant names that you’d like to give away and your contact information.

We suggest that every month you review the BMHA Newsletter “**BMHA Plant and Shrub Swap List**” for free plants that you might like to transplant to your yard. If you see free plants or shrubs that you want on the list, contact the neighbor with the plants and arrange a time for you to bring over your shovel to get them.

These plants are available free from my yard now! Call me at 817-267-2935.

- Green Liriope
- Mexican Petunias – Ruellia (tall or dwarf – pink and lavender)
- Dwarf Mondo
- Ajuga
- Southern Wood Ferns
- Lilies – Orange
- Texas Columbine

Also BMHA Board member, Jim Tressler has “lots” of yellowing blooming perennial Verbenas to give away, free to all who want them. Contact Jim at: jettressler@JETdirect.us

If you enjoy gardening, and like to save money, this plan is for you!

The BMHA Landscape Committee wants more new members and we extend a special welcome to our new neighbors to learn more about what we do for your neighborhood. Why not attend our next meeting and meet your neighbors on the committee? Please go to www.brookmeadows.org for more info or give me a call.

Happy Gardening New Year!!



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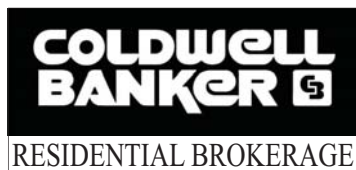
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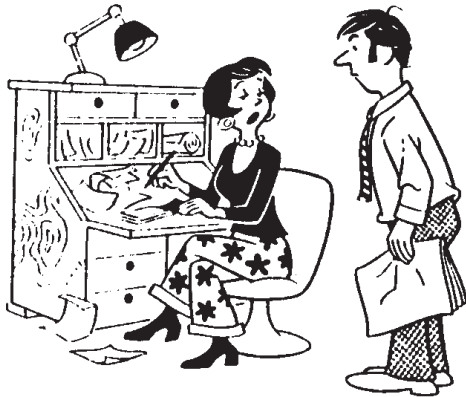
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A life spent making mistakes is not only more honorable, but more useful than a life spent doing nothing.

-George Bernard Shaw



"Well, it balances - I'm overdrawn exactly what I'm short."



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99¢ Electric Toothbrushes??

Back in World War II, Hermann Goering said something to the effect of "I knew the war was over when I saw the Allied planes over Berlin". I clearly didn't know Ole Herm but I think I understand his feelings, from something that happened the other day.

My Mother was visiting, and like all moms, she really digs "dollar stores". Frankly, I do too. Since she's no longer very mobile, we had to rule out many of the usual things to do here ("Mom, how bout that Texas Giant, neat huh?"). I thought that maybe, just maybe, the "99 cents only" store at Colleyville Blvd might just be the ticket. Sure enough, they delivered the goods.

We're trolling through this Mecca of dollardom, fascinated by the plethora of products available, when it happens. We come upon a product that stuns even my Mother (she's not easy to stun on the Value Meter). There, in all of it's glory we find Dr. Fresh' Turbo Sonic battery powered toothbrush. Momentary silence. ELECTRIC TOOTHBRUSHES? complete with three brush heads, for 99 cents??? Mom goes "are you kidding me?????" No way!!!! Impossible!!! Yes, and available in three colors - red, white, and blue - you know, the colors on the American Flag. After a surreptitious scan to check the other shoppers, I whup out a couple dollars to claim my desired colors - red, and blue, caring little whether Dr Fresh is really a doctor, nor if there is a real turbo in there. Time to take these guys home for some testing, with little expectation of an actual working product.

I plop in a couple of AA batteries; no, you don't get AC power for 99 cents, at least not yet. With one push on the power button, this gizmo comes to life, and by cracky, it really works well. Power is lacking under pressure and surely the battery life will be short (no problemo, four batteries for 99 cents), but it's darned impressive all in all. The quality of the fifty or so parts, including the plastic molds, is very good - crisp lines, precise fit - this is not a 'Made In Japan' product of the fifties.

Just like Ole Herm, I had this sense of foreboding about the future. How are we, as Americans, supposed to compete against other nations (China in this case), that can create quality parts, do final assembly, ship halfway around the world, complete the import process, do distribution to retail outlets, have profit margin spread throughout the process, and still sell the end product for 99 cents? The answer, of course, is that we just won't compete for the manufacture of products at this low price level; rather, our production will targeted further up the value chain. And as these competing nations try to move up that same value chain, the inevitable economic cycle will drive up their labor rates, restoring balance.... right? Right?????? Meanwhile, I live in dread that we will see "Made in China" on the side of the space shuttle.

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