



# Brook Meadows Messenger

The Official Publication of the Brook Meadows Homeowner's Association

Volume 6, Number 10

www.brookmeadows.org

October 2011

## Calendar of Events

**OCTOBER 25**

**LAST TUESDAY - 6:30 PM**

*Fuzzy's Tacos - 2030 Glade Road,  
Ste 296, 76051, Grapevine*

**OCTOBER - TBD  
PATIO PARTY**

*Host Volunteer Needed*

**OCTOBER - TBD  
GARAGE SALE**

*Volunteer Coordinator Needed*

**OCTOBER 31**

**HALLOWEEN PARADE - 5:30**

*Meet @ Corner Of Green Oaks And  
Meadowview - Pets Welcome -  
Kristin Cobb Volunteer Coordinator*

**NOVEMBER  
LAST TUESDAY**

*On Holiday For The Holidays*

Not receiving the BMHA e-mail blasts? Try these two steps.

- 1.) In your email account set up, make both directors@brookmeadows.org and social@brookmeadows.org as approved senders
- 2.) go to www.brookmeadows.org home page and fill out the "E-MAIL ADDRESS - CLICK HERE" link

**TO VOLUNTEER - CONTACT**

*Directors@BrookMeadows.org*

## Brook Meadows HOA State of the Association

For the past several months the Board has been reviewing and discussing the state of the association, the budget, cash reserves and the dues along with future capital improvements that the association might require. While we are in a strong financial state and without major legal expenditures we have managed to lower the dues while rebuilding our cash reserves and now it is time to look toward the future. As you might know the Texas State Legislature has past a series of laws regarding the governance's of Home Owners Associations and how they operate. These laws go into effective January 1, 2012 so the first order of business for the Board has been to go back to our Legal Counsel to review our current CC & R's and Resolutions to see if we are compliant with the new laws and what needs to be done if anything to get compliant by the first of the year. While we do not expect any major legal expenditure from this action we will have some legal costs to cover this year. Due to the age of the community we are also facing some replacement costs one of which is our electrical systems at the entrances. The wiring and electrical boxes are in major need of updating so that we do not blow fuses and short out whenever we plug in lighting for Christmas decorations or have major rain storms.

After these two considerations the Board is reviewing other long term capital improvements that would benefit the community like improved street lighting to make the community safer, updated entrances and lowering the dues. We are looking at all possibilities that help to maintain and increase our property values and long term improvements to the association. With that in mind we are reaching out to our members to get your opinions on the future of Brook Meadows and ask that you fill out the attached questionnaire and return to the Board by October 15th.

The Board of Director  
Brook Meadows Homeowners Association

## Wheeler family joins Brook Meadows

2808 Meadowview Drive is the new home of Danny and Sarah Wheeler, their two children, and 3 dogs. They come to us from Grapevine and are native to this area. Danny is a mechanical engineer with ERIKS, a company providing sealing solutions for the oil and gas industry. Sarah is a teacher specializing in ESOL (English Speakers of Other Languages) teaching language arts to new English speakers for the GCISD. Clayton is in the 9th grade at CHHS, is on the football team and plays rec. soccer. Amanda is in the 6th grade at Heritage Middle School, plays the piano and the flute in the school band. The family attends 1st Presbyterian Church Grapevine and up sized to Brook Meadows because they have always admired our neighborhood and wanted to keep their children in the same school district. WELCOME!

# Brook Meadows

## ASSOCIATION INFO

### Brook Meadows Homeowners Association, Inc.

PO Box 492 • Colleyville, TX 76034

Brook Meadows Directors: [directors@brookmeadows.org](mailto:directors@brookmeadows.org)  
Please visit our website often: [www.BrookMeadows.org](http://www.BrookMeadows.org)

### 2010 - 2011 Board of Directors

President - Mic Deakin ..... 817-399-9885  
Vice President - Tom Kader ..... 817-3544248  
Treasurer - Roger Poirier ..... 817-684-0419  
Secretary - Carol Crosby ..... 817-267-4018  
At Large Member - Rich Shreder ..... 817-545-7753  
Newsletter Editor  
Shelley Haaker ..... [shelley.haaker@staples.com](mailto:shelley.haaker@staples.com)

*Our thanks to outgoing Board Members,  
Ricky Stephenson, Kevin Haynes and Shelley Haaker.*

*Say Hello to your incoming Board Members,  
Rich Shreder, Roger Poirier and Tom Kader.*

## NEWSLETTER INFO

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*Do You Have Reason  
to Celebrate?*

We want to hear from you! Email [directors@brookmeadows.org](mailto:directors@brookmeadows.org) to let the community know!

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## Crime Prevention

Our neighborhood has been hit again, this time a smash and grab on a parked vehicle in the middle of the night. The Board is discussing forming a Crime Watch within BMHA. It will take volunteers to make it work. Please send an email to [directors@brookmeadows.org](mailto:directors@brookmeadows.org) if you would like to be a volunteer.

*Check out prevention tips below. Updated 4/10/2007 1:19:16 AM ET*

An estimated 1.2 million cars are stolen in the United States every year. Below are some tips on preventing theft or carjacking.

### TO PREVENT YOUR CAR FROM BEING STOLEN:

1. To keep your car from being stolen, install an alarm system.
2. You can also use a security device like a steering wheel lock or a gear shift column lock.
3. Keep your car in a garage and lock the garage door.
4. If possible, always try to park in a well-lighted spot
5. It's also a good idea never to leave valuables inside in plain sight. If you have to leave personal property in your car, leave it in the trunk.
6. Keep your registration card in your wallet instead of your glove compartment. Often when thieves are pulled over or confronted by police, they can produce license and registration.
7. Use paint or an indelible marker to put the vehicle identification number (VIN) under the engine hood and trunk lid and on the

battery. This number is usually found on the dashboard on the driver's side of the car.

To minimize the danger of being carjacked:

1. If confronted by a carjacker, do not resist. Think of saving your life first. Only then, think of your car and what's in it.
2. Beware of the "bump and rob" techniques. If another car bumps your car, stay inside with the windows shut and the door locked and drive to the nearest police or fire station.
3. Don't stop at isolated pay phones, cash machines or newspaper machines where you could become a carjacking victim.
4. Stay alert to people lurking near or moving toward your parked car.
5. Always keep the windows of your car shut and doors locked, whether you're in or out of your car.
6. Park only in well-lighted areas.

—Sources: NBC Security Consultant Bill Stanton, Insurance Information Institute, Geico.com





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