

Brookwood Area Homes Association, Inc.

PO Box 480161
Kansas City, MO 64148
913-269-0294
administrator@brookwoodhomes.org

June 1, 2006

Subject: Volunteers/ Pool & Park/ Social Events

Dear Homeowner:

The three developments, Brookhighland, Brookhollow and Brookwood Estates, which make up the members of the Brookwood Area Homes Association, broke ground in 1997. The first families moved in during the spring and summer of 1998. Today we are nearly 100% occupied. Of the 274 homes, 261 are occupied. We expect to reach full occupancy by the end of this year.

We need your help.....

Since January 1, 2005 the Brookwood Area Homes Association has been operated and guided solely by volunteer home-owners. If you ask one of the past or present volunteers why they donate their time and energy, each may have a personal twist to their answer, but we are sure of the common thread. That is, to help keep the same high quality standards today, set by those first residents of 1998. Yet, there is still much work to do, and with the growth of our community, comes the need for a growth in our volunteers. The tasks range from planning community events, to working with service providers, to organizing new committees. Currently, out of the 261 households, we have 24 residents who offer to help on a regular basis, including the 8 volunteer Board members.

Whether you have been a community resident for 8 years, or the newest member of the community, we are asking you to volunteer a few hours of your time. If you would like to help, please contact the Administrator any time between the hours of 8am and 5pm Monday through Friday, or talk with one of our Board Members. For a list of the Board Members please visit our web site at www.brookwoodhomes.org. You may not believe that three hours of donated time would make a difference, but be assured that it can make a world of difference for our community!

The Board is currently evaluating the feasibility of hiring a management company in lieu of volunteer work. Preliminary research indicates this will most likely come at a significant cost. The decision to hire a management company will be finalized at the end of this year.

The Pool & Park area is under attack.....

Yes, the Pool & Park area is under attack, not by hostile forces, more like un-welcome guests. Similar to ants at a picnic, the non-resident young adults seem to follow each other to our beautiful facility. We gladly welcome invited guests, as long as they are able to conduct themselves accordingly and show respect for our property. Unfortunately, we have suffered damages in the past such as broken sinks, broken sport court equipment, trash in the pool, purposefully clogged toilets, the baby pool full of mud, and so forth. The cost of repairs has exceeded \$5,000. Most recently, this problem has reached a level that requires greater action on our part. The Board has been doing everything they personally can to circumvent the unwanted activities, but they cannot provide 100% coverage. A Special Meeting of the Board was recently called by the President, and the following actions will be implemented immediately:

1. The Pool & Park rules, posted at the pool and our web site, will be STRICTLY enforced. No exceptions. Please read, understand and follow these rules. It is each home-owner's responsibility to ensure that all members of their household understand and adhere to all the rules. Particularly, a summary of the rules most commonly broken are:
 - a. **ANY RESIDENT BETWEEN 13 AND 18 YEARS OLD, WITHOUT PARENT OR GUARDIAN SUPERVISION, IS ALLOWED ONLY ONE GUEST.**
 - b. **ANY RESIDENT UNDER 13 MUST HAVE PARENT OR GUARDIAN SUPERVISION.**

2. A Pool Attendant has been hired, and will be present to ensure the rules are enforced and adhered to by all. The Board has given all necessary authority to the Pool Attendant. This includes the right to revoke Pool & Park privileges to any and all members of a household. Some items to note:
 - a. The Pool Attendant will be checking for membership of any person entering the pool. All members of your household need to be prepared to provide their NAME, ADDRESS, and PHONE NUMBER, for verification of membership status.
 - b. The Pool Attendant CANNOT PROVIDE BABY-SITTING service. Not even for a moment. Please don't ask.
 - c. The Pool Attendant is certified in CPR, but is not a life-guard.
3. First Response is the security company that has been retained to provide night-time security for the pool area. They will attend to the pool and park closing each day. When they arrive in the evening to close the facility, they will ask EVERYONE TO LEAVE. This includes all residents.
4. The Pool & Park parking lot will be locked during off hours. No vehicles will be allowed into the parking lot during this time.

These services will cost around \$17,000. This cost was not budgeted at the beginning of the year. We will do everything possible to mitigate the cost, but we may need to invoke a Special Assessment, as provided for in our By-Laws. You will receive a letter on or about the first of October, notifying you of any special assessment.

Social Events.....

The Social Committee would like to invite all home-owners (adults only) to attend the **2nd Annual Golf Tournament** on Saturday July 8, 2006. The golf tournament will be 4-person scramble, held at St. Andrews Golf Club with check-in at 12:00pm. If you are interested, please RSVP with \$60.00 per person (please make all checks payable to **Brookwood Area Homes Association**) by June 16, 2006 to:

c/o Bob Morton
10612 W 144th Street
Overland Park, KS 66221

Please contact Bob Morton at 913-897-6265 or John Mason at 913-851-0088 with any questions. Following the tournament, a Luau Party will be held the evening of July 8th at the pool. Tournament prizes will be presented at the Luau. Please watch the entrance signs for further details.

In addition to the Golf Tournament and Luau, the Calendar of Social Events for the remainder of 2006 is:

Fourth of July Parade	Sat 07/01/06	10:30 AM	Watch Entrance Signs for details
End of Summer Party	Sat 08/26/2006	11:00-3:00	Commons Area Pool
October Fest	Sat 10/14/06	6:00 PM	Commons Area
Christmas/Holiday Event	To be determined	To be determined	To be determined

As we enter into the summer season, we hope that this letter finds you and your family in good health and positive spirits. The Board of Directors wants to say "thank-you" to all of the volunteers of our community for their help in keeping our neighborhood an enjoyable and beautiful place to live.

Sincerely,
Brookwood Area Homes Association, Inc.