

Brasswood Times

A Newsletter for the Brasswood Homeowners Association

Spring 2006

President's Corner:

As spring brings changes to the weather and to our yards, the demands for time in our busy schedules bring changes to our neighborhood.

It is with regret, that I announce Linda Lightner will no longer be able to edit the *Brasswood News*. Linda is one of our "Unsung Heroes." Despite the demands of her family and a career, Linda has toiled on both the newsletter and the Brasswood Directory for four years. She now feels it is time to pass the challenge to someone new. Linda's departure is a loss; however, we are fortunate Robin Markwell has volunteered to take on the challenge of not only filling Linda's shoes, but carrying on her great work on behalf of our community. Thank you both.

Another change you will notice over the coming weeks is that Jim Segerstrom will no longer be soliciting dues payments from you. Because his schedule has become much busier lately, Jim asked the Board to transfer the accounting functions. The Board has reluctantly opted to seek a management agency to handle the daily accounting tasks and the other administrative tasks associated with keeping our Association functioning. As specific details on this arrangement are finalized, we will get them to you. Our goal is to ensure the community is provided the same service, at the same cost, as Jim has so effectively provided. To ensure that happens, Jim will remain on the Board and will be the liaison between the community and the

2005- 2006

Board of Directors

George Lauffer, President
Dean Holmes, Vice-President
Jim Segerstrom, Treasurer
Susan M^cCann, Secretary
Alan Pollock
Richard Easley
Beverly Ahlefeld
Terri Schmidt
Phil Stack

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Architectural

Jim Xenos, Chairman

Covenants

Don Smith, Chairman

Landscaping

Colleen Costello, Chairman

Maintenance

Chris Wertzberger, Chairman

Newsletter/Directory

Robin Markwell, Chairman

Social

Gayle Easley, Chairman

Welcoming

Dean Holmes, Chairman

Yard of the Month

Beverly Ahlefeld, Chairman

Block Captains

Gayle Easley, Chairman

management agency. Jim will also continue his duties with the pool.

Annual Meeting

As spring comes every year, so does the Annual Meeting. The Board has set May 22 as the date for this year's meeting. As soon as the details are finalized we will make distribution through the Block Captains. To attract greater participation,

the plan is to hold 1 meeting at the Summit Middle School. Additionally, this year we will encourage proxy voting as outlined in the revised Covenants and By-Laws.

At present, two of the nine Board positions must be filled; however, the Board is working to have at least four positions up for election. This will minimize the turn over next year when seven Board members are up for election. **I urge all of you to consider running for the Board: if you are not up for the challenge of a Board position please volunteer for one or more of the following committees:** Maintenance, Block Captains Architecture, Social, 4th of July and Landscaping. *Like Uncle Sam... Brasswood needs a few Good Men and Women.*

In the coming weeks, look for the specific details on the Annual Meeting, the proxy voting and volunteer slips.

Assessment

Hopefully, by the time you read this newsletter, you will have noticed the work on the Pool House. At the time of this writing, 149 of the 200 Brasswood homeowners have paid either the total or a partial assessment. Thanks for this overwhelming response. I am optimistic that those who have not paid the special assessment will do so by April 15 and ensure our neighborhood capital improvements stay on schedule.

Thank you for your support in this important undertaking.

A Friendly Reminder...

Protect yourself and your property from burglary. Put vehicles in the garage over night. If you must leave your vehicle in the driveway at night, be sure to lock doors and hide or remove any valuables from view!

Spring is Just Around the Corner



While it already feels like spring, the reality is that we're still a month or so away from the real deal. With spring and summer come the opening of the pool, picnics, parties, youth sports, a 4th of July Celebration, and a "let's party" attitude. Besides the festive activities, homeowners will also start putting their plans into action for remodeling, installing new fences, building sheds, etc.

As we all know, the bulk of all activities in the neighborhood center around the Brasswood Park Complex, specifically the pool/clubhouse area. And while we want our homeowners and their friends to enjoy themselves and have a good time, the Board asks that you abide by the rules and covenants that you and your fellow homeowners approved this past June.

A communication entitled "Working Together to Build a Better Neighborhood" was distributed last summer following approval by the homeowners of the newly consolidated and amended version of the by-laws, covenants and restrictions. The communication highlighted the revisions, the responsibilities of the various parties (homeowners, the Association's Board of Directors and the OKC Police and Fire Departments), and the new enforcement process.

We ask that every homeowner work with the Board, and adhere to the covenants, especially those highlighted in last year's communication. For those of you who are new to the neighborhood, they are as follows:

Dogs shall be leashed at all times when outside a dwelling unit and shall be confined for excretion to such areas as may be designated by the Association.

No motorized vehicle of any type shall be parked or driven anywhere on the common area including sidewalks. (These vehicles should either be parked on the street or in the commons area parking lot.)

Owners shall keep their garage doors closed at all times except when necessary for ingress and egress, work purposes in and directly around the garage itself, and for parties.

All fencing, outbuildings, etc. must be approved by the Architectural Committee.

No glass containers will be allowed at the pool, nor will children under the age of 12 unless accompanied by an adult or authorized babysitter (18 years of age or older). Anyone interested in scheduling a party at the pool should contact Jim Segerstrom (751-4454), to reserve a date and time.

A state fire ban is still in effect, so one last reminder. We strongly encourage homeowners to contact the Fire or Police Dept. immediately if they see anyone setting fires in the neighborhood (burning leaves, campfires, etc). Don't endanger the neighborhood. Guilty parties can be fined, or arrested and jailed for setting fires.

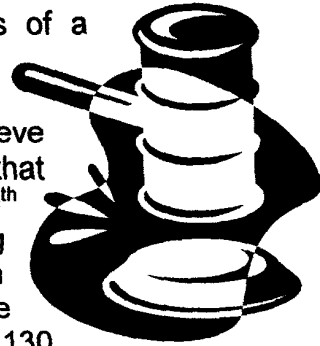
The importance of the covenants and restrictions cannot be emphasized enough. That's what keeps our neighborhood as nice as it is, our homes well maintained, and our property values high.

Thanks again for your cooperation.

The Board of Directors

Homeowners Get a Chance to Vent

If the success of a meeting is gauged by its turnout, then I believe it's safe to say that our January 30th Town Hall Meeting was truly a success. More than 130



homeowners, representing Brasswood, the Brasswood Gated Community, Summit Parke, Fairview Farms, Brenton Hills and Glen Eagles were on hand to listen and participate in a question and answer session with City Councilman Patrick Ryan, Laura Storey, Obligation Bond Mgr. for the Department of Works, and Sgt. Erick Huff, Community Relations Officer from the Springlake Div. of the OKC Police Dept.

Our purpose in scheduling the meeting was to get a dialogue started with decision-makers responsible for the 150th construction project, along with a number of other issues currently impacting our neighborhoods. The broad range of questions covered everything from neighborhood crime to whatever future housing developments, if any, are scheduled for the coming months and years.

Moderated by our own Dean Holmes, Councilman Ryan and Ms. Storey addressed a number of issues, some after the fact, the majority though were more pertinent to the 150th project and how the project is impacting homeowners. Here then is a quick summary of what we learned, some expected.....and some unexpected.

The widening of 150th between Penn and Western should be completed the end of May 2006. One thing you need to know is that the final surface material for the road will not be laid until the intermediate surfacing work is completed from Western to Penn. The reason is so the new road will

be seamless. The immediate work from Northwestern Estates eastward to the west entrance of Marble Leaf is expected to be completed by mid-April.

The east entrance to Brasswood was reopened the end of February (completion of phase-one), and is expected to remain open until June 1, 2006 when construction on the bridge begins. However, the final surface will be laid in May, causing the east and west entrance to be closed (separately) for a handful of days so the final surface can settle. Both of our entrances will also have new curbing in place, as will Fairview Farm and Summit Parke. A meandering sidewalk is also being built on the north side of 150th

Phase two construction, eastward from the Business Park to the main entrance of the Summit School Complex, is scheduled for completion in early April. Atlas Paving has made every effort, at our request, to keep a portion of our west entrance open during the project, which we appreciate. It allowed parents with school-age children easier access to the Summit School Complex. Both of our entrances will also have new curbing in place, as will Fairview Farm and Summit Parke.

Brasswood is fortunate in that we have two entrances to the subdivision. Summit Parke on the other hand has only one entrance, so in their case construction crews worked on the east side of the entrance first, and allowed two-way traffic to use the west side entrance.

They then reversed the pattern while construction was being done on the Westside entrance. Both of our entrances will also have new curbing in place, as will Fairview Farm and Summit Parke.

However, in keeping the west entrance open, traffic flow into our neighborhood increased dramatically, meaning motorists who normally travel

150th suddenly discovered they can enter through our west entrance, and use N.W. 149th to exit the east entrance in order to gain access to Western Ave. Officers from the Springlake Div. of the OKC Police Dept. conducted a study the end of February to determine the actual traffic flow along 149th, and the measures needed to insure that the northern edge of our neighborhood remained safe.

Road construction from the main entrance to the Summit School Complex to Penn Ave is expected to be completed the end of May. Atlas scheduled their work for the entranceways to the school complex during Spring Break, in order to cut down on the time period people might be inconvenienced.

The final phase of the project, a bridge (span structure with four lanes) east of Brasswood, is scheduled for completion in late August (shortly before the start of school). Design plans are scheduled to be ready in March. Contractors will bid on the project in either April or May, with work on the bridge to begin sometime in June.

During the meeting, several homeowners complained about the gravel filled gaps in the road between the west entrance of Brasswood and the entrance to Summit School. Ms. Story said the contractor would cover the gaps with either tar or some form of asphalt, which they did a few days after the meeting.

Inquiries were also made about an additional signal light once construction is completed. Ms. Story informed the homeowners that even though a meandering sidewalk is planned for the north side of 150th, connecting from Western Ave to the Summit School Complex, no additional signal light is planned at this time. She indicated that signal lights are required to be a certain distance apart, and the fact that we have signal lights in front of the school complex, and at the intersection of Western and 150th prevents them from installing another set of lights.

For those of you concerned about the restoration (sod, shrubbery and sprinkler system) along 150th between the east and west entrances to Brasswood, Ms. Story assured homeowners during the meeting that everything would be restored to the way it was before construction. The restoration work is scheduled to begin sometime in late April or early May.

On a separate note, Sgt. Huff provided some statistical data on crime in our area, the current staffing of officers in the area, and strongly encouraged homeowners to report incidents when they happen. One idea that created interest was "Neighborhood Watch Patrols", used in some neighborhoods, and with good success. However, it does require time, a number of volunteers from the neighborhood and a strong commitment, according to Sgt. Huff. Huff told the attendees he would be happy to send them some material on the program.

One final item... the condition of our streets in Brasswood. Our streets are rated every two years, which means the streets are due for a new evaluation in September '06. According to the current Pavement Condition Index (PCI), used by the Department of Public Works as a guide for identifying the condition and severity levels, N.W. 147th (from the cul-de-sac on Collingwood Lane to Brasswood Parkway) falls in the severe category. If we understand the PCI correctly, come September, two more streets and a portion of two others could also be classified as severe as well.

We continue to stay in communication with the Department of Public Works and the City Councilman's Office, in an effort to continue the dialogue and help our neighborhood maintain the quality and appearance it so richly deserves.

Neighborhood Crime Report

Surprisingly, criminal activity, and in particular auto burglaries, seems to have decreased considerably, both in Brasswood and the surrounding communities during the past three months. Police attribute the reduction to the fact that more homeowners are garaging their vehicles, locking their vehicles when parked in the driveway overnight and removing all cell phones, check books and sunglasses from the front seat of their vehicles when parked.

Here are the latest statistics for the period December 12, 2005 to March 12, 2006, situations actually reported.

- Home Burglaries – 0
- Auto Burglaries – 5
- Drunk Driver 1
- Parking Violation - 1
- Vandalism – 4
- Domestic – 5
- Traffic Stops – 20
- 2nd Degree Burglary – 1
- Fireworks – 1
- Disturbance – 6
- White Collar – 1
- Prowler – 1
- Petty Larceny - 1

Sgt. Eric Huff, Public Relations Officer for the Springlake Division of the OKC Department appeared at our recent town hall meeting and talked about a program that's used by a number of neighborhoods to combat crime. It's called the Neighborhood Watch Patrol Program.

According to Sgt. Huff, the Watch Patrol can be a valuable tool in combating certain types of crime such as auto burglaries, several of which occurred in both Brasswood and the surrounding neighborhoods this past October. It does, however, require a certain number of homeowners, education/training, and a commitment to the program.

Contact Deborah Neighborhood Alliance, 528-6322, or Sgt. Huff at 316-5138, for more information about the program.

Protect yourself, day and night, don't give burglars and other criminals the key to what they're seeking.....meaning your valuables, sentimental or otherwise.

Bits and Pieces

Please return your garbage cans to the appropriate storage area soon after collection. In addition, for Big Trash collection days please place large items by the curb no sooner than the evening before pick-up.

To reduce temptation for thieves, remember to close your garage doors and lock your vehicle at night.

Any property additions such as storage facilities, new fences, decks, etc. must first be reviewed and approved by the Architectural committee. (Covenants and By-Laws)

Thanks to all who drive with care in our neighborhood by watching your speed and obeying the Stop signs.

If you are at the pool or using the ball field, do not park your car on Brasswood Boulevard in the no parking zone across from the resident's driveway—please be considerate.

Did you know that a lien might be placed on your home for failure to pay fees and assessments? (Covenants and By-Laws)

Check out the Brasswood Website for useful information.

www.neighborhoodlink.com/okc/brasswood/

Annual Brasswood Easter Egg Hunt



The Easter Egg hunt will take place on Saturday, April 15th at 11:00 a.m. at the Brasswood park.

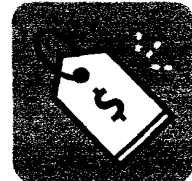
The Easter Bunny will be visiting the kids and will be available for pictures.

If your children plan to participate, please drop off 15 (per participating child) taped plastic candy-filled eggs by April 14th to Robin Markwell or Gayle Easley.

This is a wonderful Brasswood tradition that you and your kids will enjoy.

Brasswood Garage Sale

It's that "season" again! What season you ask? Garage Sale Season!!!



Only this time, let's do it as a neighborhood.

Friday, May 5th and Saturday, May 6th.

An ad will be placed in The Daily Oklahoman to advertise our sale and we'll have "Neighborhood Garage Sale" banners at both entrances.

The only thing that the city requires is that for every 3 houses, you buy one garage sale permit.

The cost for that is \$5.

There are 3 ways to get a permit.

1. Go to www.okc.gov and download the permit.
2. Call 297-2606 to get a permit # over the phone.
3. Go to the License Division at 420 West Main Street OKC, 8 to 5 M – F.

For those who wish to participate, please bring a check for \$7 made out to: Beverly Ahlefeld @ 15000 Brasswood Parkway. This will help cover the cost of the ad and the signs. I'll have a drop box on my front porch starting April 1st and would appreciate it if everyone who wishes to participate would have their \$7 contribution to me by April 24th.

You can't beat that deal!

So, if you don't have any plans for April, clean out your house and turn that junk into some cash! If you have any questions, please call me at 302-5575. Thanks, Beverly Ahlefeld

New Neighbors

The following residents have moved into Brasswood since our last newsletter.

Cumpton

Antonelli

Pocock

McNellis

Quigley

Brasswood Parkway

149th Street

Collingwood Lane

Collingwood Lane

149th Street

Welcome to Brasswood!

Book Club News

Neighborhood Readers: The membership of the Brasswood Bent Pages Reading Group is currently full (15 members). We are trying to keep the number small enough to allow easy discussion and easy hostessing. Also, when the group is smaller, each person's turn for choosing the book comes around sooner. If you are a reader interested in our group, we will be glad to put you on the waiting list or help you form a new group.

"My home is where my books are." (Kathleen Norris)

Tracy Ellis, Group Coordinator

Help Wanted!

The Brasswood Board of Directors is currently seeking a resident who is willing to volunteer to chair the 4th of July Committee. This person will work with their committee to plan our annual 4th of July activities which include the children's parade, pool games, and picnic.

Please contact any Board Member to volunteer!

**Brasswood Homeowners
Association, Inc.
Summary Balance Sheet
(As of March 20, 2006)**

ASSETS

Current Assets

Checking/Savings

Checking 36,015.60

Total Checking/Savings 36,015.60

Accounts Receivable

Accounts Receivable

2006 Assessment* -21,525.00

Accounts Receivable- Other -6,684.18

Total Accounts Receivable -28,209.18

Accounts Receivable Other 150.00

Total Accounts Receivable -28,059.18

Other Current Assets

Prepaid Insurance 3,558.12

Total Other Current Assets 3,558.12

Total Current Assets 11,514.54

Fixed Assets

Fixed Assets

Land 39,750.00

Pool & Buildings 16,500.00

Total Fixed Assets 56,250.00

Less Accumulated Depreciation -16,500.00

Total Fixed Assets 39,750.00

TOTAL ASSETS 51,264.54

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable

Refund-Overpaid Dues -150.00

Total Accounts Payable -150.00

Total Accounts Payable -150.00

Total Current Liabilities -150.00

Total Liabilities -150.00

Equity

Common Stock 250.00

Opening Bal Equity 45,020.21

Retained Earnings 61.83

Net Income 6,082.50

Total Equity 51,414.54

TOTAL LIABILITIES & EQUITY 51,264.54

*The Accounts Receivable totals include all 2006 Special Assessment payments received to date. However, homeowners' accounts will not be invoiced until April 15, 2006, the actual due date of the assessment. Therefore, this Balance Sheet reflects monies received that have not yet been billed to homeowners' accounts.