

Brasswood Times

A Newsletter for the Brasswood Homeowners Association

Summer 2005

Board of Directors Notes

A neighborhood is defined as “a residential area within a governmental unit that has some distinct identity to its inhabitants and observers.” The part of the definition that is particularly appropriate is that it has “some distinct identity to its inhabitants and observers.” Over the past 15 years, Brasswood has established a distinct identity thanks to the hard work of our neighbors and especially the work of past boards of directors. It is with that thought that I wish to express my appreciation to the board members who left this year: Bob Costello, President; Dana Hope Chism, Secretary; Sid Tanzy, Board Member and Chairman of the Yard of the Month Committee; and Jim Belcher, Board Member. Their dedication on behalf of our neighborhood will be missed; however, it will always be recognized since their work contributed to the distinct identity of Brasswood.

The challenges to the newly elected board are significant. There are the obvious challenges of maintaining the pool and common ground, providing professional landscaping and a healthy and safe community environment. The challenges not so obvious are getting the homeowners to participate and become active members of the community. Although approximately 150 homeowners voted for the new revised covenants, only 52 turned out to vote for the new board members and less volunteered for committee assignments. In past years, this neighborhood had a distinct identity because of neighborhood participation; we want to keep it that way. Although you may not want to work on a committee, there is nothing that

2005- 2006

Board of Directors

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

Committees

Architectural

Jim Xenos, Chairman

Covenants

Don Smith, Chairman

Landscaping

Colleen Costello, Chairman

Maintenance

Chris Wertzberger, Chairman

Newsletter/Directory

Linda Lightner, Chairman

Social

Gayle Easley, Chairman

Welcoming

Dean Holmes, Chairman

Yard of the Month

Beverly Ahlefeld, Chairman

Block Captains

Gavle Easlev, Chairman

prevents you from working as an individual to pick up a carelessly thrown away bottle or a wind-blown newspaper. Good neighbors also do not speed nor let their pets run loose in the neighborhood. Brasswood has a distinct identity, let us all work together, neighbors and board members, to maintain it as a great place to live.

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A great opportunity to demonstrate our neighborhood spirit is the upcoming 4th of July Celebration. Specific details will be provided over the coming weeks. The social committee is working hard to put the picnic and celebration together. Show your support by coming out and celebrating our nation's birthday and the Brasswood neighborhood.

One final comment... communication is the key to any organization. If there is a problem talk it over with your neighbors, talk to a board member and, if everything fails, send an E-mail to peppertia-bhoa@yahoo.com so the board can take up the matter.

Looking Forward to a Great Year!

Did You Know?

Homeowners Approve Consolidation of Covenants and Amendments

The April vote resulted in 75% of Brasswood Homeowners approving the consolidation and changes. Actually, the by-laws and covenants committee received several phone calls from homeowners shortly after the deadline apologizing for missing the deadline; otherwise the final tally probably would have been between 80 and 82%. The association's attorney is now in the process of filing the amended and restated declaration of covenants, conditions and restrictions with the Oklahoma County Clerk's Office. The by-laws and covenants committee would like to thank each and every homeowner who took the time to vote.

The task handed to us as a committee back in June of '04 was to review the covenants and restrictions only. However, upon reviewing the entire Declaration of Covenants, Conditions and Restrictions, we were greeted with a few surprises, beginning with the fact there were six (6) sets of

covenants and restrictions, and secondly, that they were completely outdated. Brasswood was built in six stages (Plats), each with their own set of covenants.

Fortunately, after reviewing all six Declarations, we found that approximately 97% of the language was the same, but that there was quite a bit of outdated information and numerous spelling errors. Only a handful of items were amended, which was primarily based on the results of the feedback we received from a written homeowner survey the committee conducted last fall. While the survey was primarily driven to get feedback on the by-laws and covenants, we also asked homeowners to give us their ideas and suggestions for activities and events that would appeal to a broader segment of the neighborhood. We received some great ideas, which we passed onto the board for use in the future. Enforcement related issues and concerns, as well as the methods and processes for handling them will be addressed and communicated to residents over the next few months.

In addition to the survey the committee also researched the Declaration of Covenants, Conditions and Restrictions used by nearby communities (e.g. Cheyenne Crossing and Coffee Creek), communities of comparable size with similar home values. The purpose being to determine if their Covenants and Restrictions contained anything we might be able to use to help us update our own Covenants and Restrictions, like specific language, methods or processes. We were pretty much in line with other community by-laws, covenants and restrictions we reviewed.

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Once the committee completed its research and gathered the necessary feedback from homeowners, a draft was submitted to the board for approval. The board then enlisted the services of an attorney, who reviewed the draft and made sure we were in compliance with Oklahoma State Law. The board then approved the draft and submitted the consolidated and amended version to a vote of the residents, as required under the by-laws and covenants.

During our door-to-door visits we discovered that schedules don't often allow for neighbor to neighbor type get-togethers, especially with today's active families, long work hours, constant travel, as well as allowing ourselves time to just relax and do what we want to do. However, if more residents could volunteer for at least one project/event a year, it would not only be helpful to the community, but also make them feel like they are actually a member of the community. We have a wonderful neighborhood. Join us on a project and keep the neighborhood as nice as it is.

Members of the By-laws and Covenants Committee

Don Smith

Dean Holmes

Susan McCann

Richard Easley

Fourth of July Celebration



Come and join the festivities during Brasswood's Annual Fourth of July Celebration. The activities start at 10:00 am with a children's parade beginning at the main entrance on Brasswood Blvd. The Golf Hole-in-One Contest is set for 2:00 in the pit area. Children's games and lap swim will

begin at the pool at 4:00. Dinner in the park begins at 5:30 with a DJ starting at 6:00.

The BHOA is providing the meat (brisket and hotdogs) for the dinner. Families attending are asked to bring their own drinks and a side dish that feeds at least 20 people. A flier has been distributed outlining what type of side dish each family should bring. Please contact Gayle Easley or Debra Stalcup if you have any questions.

A park area clean up time has been scheduled for July 5th at 9:30 am. Please come and help if you can!

Brasswood Pool Rules

In an effort to keep everyone safe at the pool this summer, please keep the following rules in mind:

- No person under 12 is permitted in the pool area unless they are accompanied by an adult or an authorized sitter. (The sitter must be of legal age (18 years or older) and you must have a signed authorized sitter release form on file with Brasswood HOA, Inc.
- Think safety. No bicycles, roller blades, skateboards, scooters or glass in the pool area. No climbing on the fence.
- The pool area is reserved for residents and their accompanied guests. No pets are allowed.
- No running, rough play or disruptive behavior.
- Pool hours are 10:00 a.m. to 10:00 p.m.
- Proper swimwear required. No cut-offs.
- No large floating objects are allowed in the pool.
- Do not play with the pool's safety equipment.
- Swim at your own risk. Never swim alone.
- Clean up after yourself, your family and your guests.
- BHOA, Inc. is not responsible for articles lost, stolen or damaged in or around the pool.
- There is no lifeguard on duty.

- No diving is allowed.
- Emergency phone number is 911.
- No glass is allowed... period! Please do not even bring glass bottles into the pool area in your cooler, even if you intend on drinking out of a plastic cup.
- Do not swim with open cuts or wounds, even if you have a bandage over them.
- Do not swim if you have had diarrhea in the last two weeks.
- If you are sweaty, please shower before entering the pool.
- Small children and infants must wear swim diapers, not traditional diapers.
- Never leave the pool gates propped open or unlatched. This is common cause of drowning.
- Please put the pool furniture back where you found it before you leave the area.

The above rules will be enforced and violators are subject to loss of pool privileges.

Pool Duty Volunteers



Thank you to the following families that volunteered to help keep the pool area clean over the summer. Volunteers simply pick up and empty trash, arrange chairs, clean and mop bathrooms and rinse off the pool deck as needed.

HELP . . . we still have two open weeks and several weeks where only one family volunteered. We would like a maximum of two volunteer families per week but will accept up to three volunteer families for the weeks of the Fourth of July and Labor Day. Curiously, nobody volunteered for those weeks . . . hmm! If you would like to volunteer to help out for a week, please contact Jim Segerstrom at 751-4454. All volunteers will receive a reminder

and cleaning guide immediately before their week begins.

As a reminder, if you use the pool, don't leave all of the cleaning duties for the volunteers. Please pick up your own trash and put your chairs back where they belong. Also, don't be shy about cleaning up after your children by hosing all of the mushy animal crackers and other food off of the pool deck before you leave the area. Remind your children not to go directly into the pool from the sandy playground without first cleaning their feet with the hose or shower. If you smoke, don't flick ashes or extinguish your cigarettes on the pool deck as it all ends up in the pool thanks to the wind. Please don't toss your cigarettes over the fence either. Put them in an empty can or use the "Butt Bucket". Thank you!

Volunteer(s)	Beginning Monday	Ending Sunday
Bevill	May 23	May 29
Stucki	May 30	June 5
Case	June 6	June 12
M ^c Garry / Kreplin	June 13	June 19
Segerstrom/Nowlin	June 20	June 26
Ahlefeld / Vint	June 27	July 3
HELP NEEDED	July 4	July 10
Easley / Bush	July 11	July 17
Peters / Ellis	July 18	July 24
Landers / Bray	July 25	July 31
HELP NEEDED	August 1	August 7
Vaughn / Costello	August 8	August 14
Belcher	August 15	August 21
Belcher	August 22	August 28
Stewart / M ^c Cann	August 29	September 4
HELP NEEDED	September 5	September 11
Wicks	September 12	September 18
Pape / Lightner	September 19	September 25
Daniel	September 26	October 2
Chism / Stalcup	October 3	October 9

Expense Summary

May 20, 2004 through May 19, 2005

Common Area Maintenance	45.52%
Insurance	12.66%
Pool Expenses	12.28%
Utilities	10.41%
Legal	6.27%
Accounting	5.17%
Member Parties	3.72%
Taxes	1.28%
Printing & Reproduction	1.15%
Bank Service Charges	.47%
Other	1.08

Yard of the Month



It's time to begin sprucing up our yards. The Yard of the Month contest has begun. During the months of June through October two

Brasswood households per month will be awarded a \$25 gift certificate to TLC. In November and December one family per month will be awarded a \$50 gift certificate to TLC for their holiday decor. The winners will be selected on the 15th of each month. The selection criteria are as follows:

- Yard must be mowed, trimmed and edged on a timely basis. Yard must be fertilized and watered on a timely basis so the grass has a deep green tint. Shrubbery should be trimmed to proper height around windows and home exterior.
- Landscape should be compatible with yard and house.
- The planting of flowers and plants should be compatible to the season for color.

- The appearance of the home exterior should be complemented by the selection of flowers, plants, mulch and decorative items.
- Bicycles, scooters and other toys should not clutter the yard for an extended period of time.
- Vehicles should not be left in driveway/street and garage doors should be closed when not in use.

The chairman and the Yard of the Month committee announce the following winners for the month of June:

Gary and Carol Bush

1417 N.W. 147th Street

Bruce and Carrie Nowlin

14636 Brasswood Parkway

School is out... ...so are the kids!

School is out and the kids are in full force. As you are driving through the neighborhood, please remember to obey the posted traffic signs. BHOA cannot enforce traffic laws; this is under the jurisdiction of the OKC Police Department. However, please ask your family members, neighbors, and friends to do the following:



- **Drive slow!**
- **Look for kids, walkers, joggers and pets!**
- **Stop at all stop signs!**

Thank you!

Brasswood Homeowners Association, Inc. Summary Balance Sheet

(As of June 23, 2005)

ASSETS

Current Assets

Checking	9,480.14
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Accounts Receivable	-3,176.18
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Total Current Assets	6,303.96
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Fixed Assets

Land	39,750.00
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Pool & Buildings	16,500.00
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Total Fixed Assets	56,250.00
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Less Accumulated Depreciation	-16,500.00
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Total Fixed Assets	39,750.00
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TOTAL ASSETS	46,053.96
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LIABILITIES & EQUITY

Equity

Common Stock	250.00
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Opening Balance Equity	45,020.21
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Retained Earnings	2,431.73
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Net Income	-1,647.98
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TOTAL LIABILITIES & EQUITY	46,053.96
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New Neighbors

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

Broome	Brasswood Boulevard
Williams	149 th Street
Mitchell	149 th Street