

Timberbrook Homeowners Assn.

Bi-Monthly Official Publication

Areas 1, 2, 3, 4

Feb/Mar 2007



The new Entry Sign
is coming!

Timberline

Timberbrook HOA mailing address:
PO BOX 140075, Broken Arrow, OK 74014
www.timberbrookhoa.com

2007 Board of Directors

E-mail: tbhoa@timberbrookhoa.com

President	Keith Deaver	355-2298
Vice President	Joanna Martin	355-2443
	Jack Chamberlain	355-1986
Rules & Regs & Timberline	Anita Hundley	355-8950
Secretary	Ann Carter	355-6621
Clubhouse	Shane Duvall	398-9513
Treasurer	Kay Schwartz	286-7225
Social	Steve Shaw	355-4415
Common Grounds	Don Misel	355-3804

SPECIAL NOTICES

HOA Board Meeting Apr. 10, 2007

Pool Prep Day - Pitch In! Apr. 28, 2007

See page 5 for more info.

Liens filed for unpaid dues May 1, 2007

See page 7 for more info.

Helpful #: Wagoner Sheriff's Office - 918-485-3124

Timberline of Timberbrook
P.O. Box 140075
Broken Arrow, OK. 74014

Pool Prep
Day
Apr. 28th

«AddressBlock»

«Postal number»

PRESORTED STANDARD
U.S. POSTAGE
PAID
BROKEN ARROW, OK
PERMIT NO. 673

>>> IMPORTANT MEMBER DOCUMENT <<<<
PLEASE KEEP FOR FUTURE REFERENCE

Timberbrook HOA Board Meeting Minutes

February 13, 2007

Board members present: Keith Deaver, Joanna Martin, Don Misel, Shane Duvall, Kay Schwartz and Jack Chamberlain. Several homeowners were present.

Meeting was called to order at 7:00pm.

Minutes were read by acting Secretary, Joanna Martin. They were approved as read.

Treasurer's Report – Kay Schwartz

Checking account activity was reported and recorded. As of February 13, 2007, 32 homeowners had not paid dues. There were 142 homeowners that took advantage of the discount for payment by December 31, 2006. If current \$220.00 dues are not paid by the end of February, a final notice will be sent to homeowners on March 1, 2007.

When paying dues, please be sure to put your correct Timberbrook Lot # on check for proper identification of payment. Please complete and return the payment slip located in the Timberline with your payment.

Common Grounds – Don Misel

He has had several calls for reservations of fields for the spring season. In order to reserve fields, homeowners must be in good standing (all dues paid) with THOA.

Clubhouse – Shane Duvall

New supplies have been purchased for clubhouse, including rock for 71st entryway, vacuum and fixing of the lights on west side of building that were vandalized. It was reported that both windows on clubhouse have been replaced.

The Clubhouse has several dates reserved during the next few months. The calendar on our website (www.timberbrookhoa.com) is kept current on all reservations. Reminder – There is a key/cleanup deposit that is returnable when clubhouse is left clean and key returned. Also, a non-refundable \$25.00 usage fee, that helps pay for the additional utilities. Please call Shane for all clubhouse reservations.

....Minutes Continued on Pg. 3

Next HOA Board Meeting - April 10, 7:00pm - Clubhouse

Board meetings are open to all homeowners. Please mark your calendars and plan to attend. If you would like to have a topic added to the meeting agenda, please contact a board member.

Homeowners Association Annual Fees

Many homeowners still have not paid their annual fees. Please use the payment slip below to submit appropriate payment amount.

Detach and mail with Association Dues Payment

Timberbrook Homeowners Association Annual Fees Payment Slip

Please complete the following to help maintain accurate records.
(We will be updating our Directory this year.)

Lot #: _____ Name(s): _____

Address: _____

Phone #: _____ Payment Amount Enclosed: \$ _____
(see below)

2007 Timberbrook HOA Annual Fee

(Originally due by Jan. 31, 2007 for \$200.00. Payments made after that date are considered late.)

Current Late Payment Information:

If paid by March 31, 2007: \$220.00

If paid after March 31, 2007: \$250.00

If unpaid on May 1, 2007: Lien will be filed for \$250.00 plus fees.

Make check payable and mail to:

**Timberbrook HOA
PO Box 140075
Broken Arrow, OK 74014**

Note: Please contact the Treasurer, Kay Schwartz (286-7225), if you will be unable to pay by the end of March.

**Coming Soon:
New Neighborhood Association Directory!**

We are working to publish a new Association Directory in May 2007. We will be using the information submitted with annual fees payments to update our records.

If there is a change in the names or phone numbers associated with your Lot #, please let us know as soon as possible.

Homeowners wishing to have their home information excluded or that have a mailing address different than their Timberbrook residence are requested to contact a board member in writing or e-mail tbhoa@timberbrookhoa.com before the end of April.



The following is a note and special offer from our new Common Grounds mowing service company....

LAWN & LAND
OF OKLAHOMA
www.lawnandlandok.com
918-286-3696

COMPLETE LAWN MAINTENANCE,
TREATMENT AND LANDSCAPING
SERVICES.

Thank you Timberbrook homeowners

Thank you for choosing **Lawn & Land of Oklahoma** as your neighborhood association grounds maintenance company. Lawn & Land is not like most other grounds maintenance companies, we are small and intend to stay that way. You will always have a uniformed, professional, fully-insured technician servicing your property, that you can communicate with at any time. Set back, relax, and let us do the work.



Special offer for Timberbrook homeowners only!!!!

We are offering a permanent 10% discount to all Timberbrook residents on any service we provide, for the entirety of our time as you neighborhood's maintenance company. Not a marked-up discount, a true 10% discount on any service we provide. No matter what your need: mowing, leaf removal, snow removal, fertilization or weed control, all current Timberbrook homeowners will receive a permanent 10% discount on all services.

....Feb. 13, 2007, Minutes Continued

Pool – Shane Duvall for Chris Tharp
Shane discussed the type of ID tags that will be used for pool entry required of each homeowner.

Rules/Regs/Timberline - Kay Schwartz for Anita
Homeowners that no longer live in their Timberbrook property and/or have a mailing address different than their Timberbrook residence are requested to notify Anita or Kay with their new mailing address or e-mail tbhoa@timberbrookhoa.com.

Old Business
THA has received foreclosure papers on one property-owner.

Front Entry Sign: The front entry sign is almost ready to be installed. Weather has prevented homeowners from preparing front entrance for installation of sign. Weather Permitting - Saturday, February 17 at 9:30 AM, Or Saturday, February 24th at 9:30 AM. Need homeowners to help volunteers Jeff Davenport, Shane Duvall and Keith Deaver pick up decorator bricks, level dirt and prepare the 71st entrance so the new sign can be set.

New Business
A homeowner attending the meeting discussed the funds allocated from THOA IV. The board advised, there have been special funds needed in 2006 for renovation of the clubhouse and other flood damage expenses. Currently, special fund money has been set aside for construction of the 71st entrance sign.

Another homeowner requested reimbursement of material cost for improvement of certain equipment in common grounds area. The homeowner will repair and perform all work. Following discussion, motion was made and approved the cost, not to exceed \$100 for the materials, be paid out of the Common Grounds Budget. Motion passed.

Meeting was adjourned at 8:34AM.

Remember, vehicles are not to be parked in yards - please be mindful of the appearance of our neighborhood.

Timberbrook HOA Board Meeting Minutes

March 13, 2007

Board members present: Keith Deaver, Joanna Martin, Kay Schwartz and Steve Shaw

Meeting was called to order at 7:17PM (without a quorum, all items will be report only).

Treasurer's Report – Kay Schwartz

Checking account activity was reported and recorded. Homeowner dues paid in March are \$220. After April 1 dues will be \$250.00. If dues are not paid by the end of April liens will be filed. When paying please note Lot # on check for proper identification of payment.

Vice President's Report – Joanna Martin

Once again we have had mail boxes meddled with. Please be aware of any suspicious activity and report to the BA Post Office.

Common Grounds –

We have several fields reserved for the spring season. In order to reserve fields homeowner dues has to be paid and in good standing with THOA.

Clubhouse – Shane Duvall

To rent clubhouse please contact Shane. There is a \$25.00 non-refundable fee to reserve the clubhouse. Reservations also require a separate check for key/cleaning deposit of \$50.00 that is refundable when the clubhouse is clean and the key is returned to Shane.

Pool –

Discussion of pool maintenance, rules and regulations for 2007. Chemicals have been purchased for the pool season.

Pool Work Day: Please call Keith if you can volunteer on **April 28**, to assist with opening the pool. We will be cleaning tiles and the deck area and re-painting the "no diving" line.

Also, if you can volunteer for any length of time to be a Pool Monitor during the summer months, it would be appreciated. Please call Anita to indicate your interest and availability.

Rules/Regs/Timberline - Kay Schwartz for Anita/Ann

We are hoping to publish a new Association Directory in May 2007. If there is a change in the names or phone numbers associated with your Lot #, please advise.

....Minutes Continued on Pg. 5

....March 13, 2007, Minutes Continued

Homeowners wishing to have their home information excluded or that have a mailing address different than their Timberbrook resident are requested to contact a board member in writing or e-mail tbhoa@timberbrookhoa.com before the end April.

Social – Steve Shaw

July 4th: The celebration for the 4th of July will be held on Saturday, June 30th. We are discussing events and preparations are being made. If you have any suggestions or will assist please let us know.

Garage Sale: Our neighborhood garage sale will be held at 8 a.m., on Saturday, June 9th. It will be advertised in paper and with signs. Anyone who has constructive ideas and is willing to help should contact Steve Shaw.

Old Business

Main Entry Sign: As you can tell, preparation for the Timberbrook sign to be installed at our front entrance on 71st is underway.

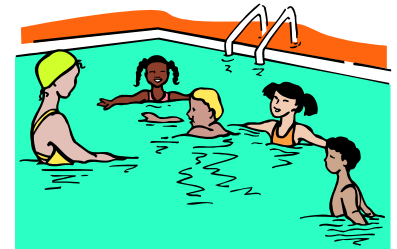
Meeting was adjourned at 8:26PM.

Pool Prep Day

April 28, 2007

Summer is almost here!

In an effort to ensure a timely opening for our pool this summer, we are having a work day to prepare the pool and the deck area.



We will be sweeping, weed trimming, washing, and painting (the "no diving" stripe). There may even be some handy-man work to be done.

If you are interested in helping, please contact Keith Deaver (355-2298) or any board member.