

Timberbrook Homeowners Assn.

Bi-Monthly Official Publication

Areas 1, 2, 3, 4

July/August 2007



# Timberline

Timberbrook HOA mailing address:  
PO BOX 140075, Broken Arrow, OK 74014  
[www.timberbrookhoa.com](http://www.timberbrookhoa.com)

## 2007 Board of Directors

E-mail: [tbhoa@timberbrookhoa.com](mailto:tbhoa@timberbrookhoa.com)

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

## \*\*\*SPECIAL NOTICES\*\*\*

**HOA Board Meeting** Sept 11, 2007

**Board Member Elections** Sept 11, 2007

See Page 7 for more information

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

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

**IMPORTANT:**  
**Board Elections**  
**Sept. 11, 2007**

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CURRENT RESIDENT  
22326 E. 69th St.  
Broken Arrow, OK. 74014

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

July 10, 2007

Meeting called to order at 7:05pm. Minutes from June read and approved.

**Treasurer:** Kay Schwartz  
Bank balances as of July 1<sup>st</sup> reported.

**Vice President:** Joanna Martin  
Huge thanks to Joanna from everyone! She was able to get the Wagoner County to grate and gravel the road next to the playing fields. The bricks from the entry were removed by a group of volunteers, thank you!!

**Clubhouse:** Kay Schwartz  
Not all the users of the clubhouse have been cleaning up. Please clean up after yourselves!  
There is no parking in the clubhouse parking lot late or overnight!  
Any cars on the lot late will be reported to the Sheriff's office.

**Pool:**  
Robert Griffin, Keith Deaver and Melissa edged the pool last weekend. Thank you!  
Pool hours will be kept better updated on the board outside the clubhouse as there has been some times it was not posted when closed for part of a day. There has been more pool vandalism. A lot of time and effort must go into keeping the pool open and a lot of time has been spent cleaning up after these vandals.

**Social:** Steve Shaw  
Great crowd at the 4<sup>th</sup> of July celebration! The food was good and the band was great!

### Old Business

#### ATVs on the Common Grounds

Several homeowners came to the meeting in response to the complaints of ATV's on the common grounds. Most complaints were of noise and damage to the fields. The group of homeowners that ride around the common grounds that attended the meeting were very helpful in making suggestions to respond to the complaints.

*Minutes continued on page 3*

# Board Elections Are Coming Soon

Board members for the coming year (beginning in November) will be elected during the Sept 12th meeting. There are nine board member positions serving one-year terms.

Many of you have served in the past, and we appreciate your service — we would also be thrilled to see your faces again! Many homeowners are new to the neighborhood, and their fresh ideas would be welcomed.



Merely contact any current board member if you are interested in becoming a board member, or come to any of the monthly meetings. Nominations may also be made during the meeting. Nominees must be present to accept.

Even if you are not ready to become a board member, your presence and voice at the monthly meetings would be a great contribution to the neighborhood. There are also several committees on which you might serve. This would be a great way to be involved in the investment you made when you became a member of this neighborhood.

There are a lot of decisions to be made regarding the ongoing maintenance, upkeep, and improvements for the Timberbrook neighborhoods. Come be a part of it all.

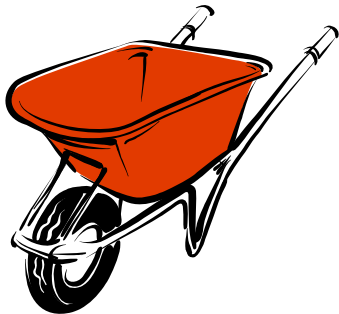
We hope to see you!

### Next HOA Board Meeting - Sept. 12, 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.

# Volunteers Needed!

## Neighborhood Work Days - Summer/Fall 2007



At the next board meetings we will be establishing dates and times for a few neighborhood work days. Your input, suggestions, and participation are invited. If a workday is expected to be lengthy, breakfast snacks and lunch are usually provided. Please attend the next meetings or contact any board member if you are interested in helping out.

### Pool Closing:

Prepare for winter, put away all deck chairs and tables, install the pool cover, pickup trash, trim weeds, etc.

### Main Entrance Landscaping:

Pickup trash, trim/thin plants, move dirt, layout sod, etc.

### Fall Clean-Up:

Trim trees and brush in various areas, pickup trash, burn brush piles, rake/blow /bag leaves, work on Clubhouse flower beds, etc.

July 10, 2007 Minutes Continued

## Old Business-continued

Most agreed that damage to the fields was unacceptable and even agreed to help police the areas themselves as a part of a "neighborhood watch" for this problem. The noise complaints have been a lot at night and the homeowners in attendance that ride did not feel that they were not a huge problem as their bikes did not produce loud noise.

The past suggestion to block part of the trails was tabled as this would not directly address the problems before the board. Board members reminded the ATV owners that we had no authority over the law. Riding on the street is illegal, and no motorized vehicles are allowed to drive on any common grounds. The ATV owners at the meeting agreed to be on call if any homeowner saw damage being done.

If any neighbor witnesses any violation of common grounds policy regarding ATVs or vandalism of common property, call any of the following persons to express your concerns. They have volunteered to help patrol the area and follow-up on any reported issues.

Keith W.	607-1222
Steve T.	633-9216
Greg S.	906-8239
Cody K.	637-3192

### Main Entry Island

Entry work and sod can go on if the weather holds. A homeowner at the meeting volunteered to come up with a plan to beautify the 221st Street entrance. A special thanks to those homeowners who already dedicate their time and resources to clean and beautify our other entrances. Future plans will be made for more neighborhood beautification!

Meeting adjourned at 8:30pm.

*Thanks to all the homeowners that came to the meeting tonight— participation solves problems!*

# Timberbrook HOA Board Meeting Minutes

August 14, 2007

Meeting called to order at 7:23pm.

Board members present: Keith Deaver, Joanna Martin, Ann Carter, Anita Hundley, Kay Schwartz, Don Misel

### Treasurer: Kay Schwartz

The end of season pool report of expenses was given. The mowing expenses were reported. Checking account activity reported.

### Vice President: Joanna Martin

We will be setting a date for fall cleanup day, please help if you can!

### Common Grounds: Don Misel

Don has had some reports of yard trenching, and some common grounds have also been damaged. Anyone that sees this happening please call the Sheriff's office at 485-3124 or report the license plate number to any board member.

### Pool: Keith Deaver

The pool will be closing soon. We will be pricing a pool cover for the future as ours is showing wear. It was suggested to see if any warranty is available or if repairs could be made.

### Rules and Regulations: Anita Hundley

September is election month! If you would like to serve on a committee or on the board please contact any board member or email the board before September 1<sup>st</sup>.

The updated neighborhood directory is still a work-in-progress and will be finalized and mailed out around October 1<sup>st</sup>.

### Old Business

A car was reported stolen in Timberbrook 3 in the middle of the day. Another car was broken into and things stolen out of it. Please be aware of things going on in our neighborhood. As alert neighbors we can be the first line of defense against thieves!

Minutes continued on page 5

August 14, 2007 Minutes Continued

### Old Business-continued

It was reported to the board that the sheriff dept. was seen giving tickets for ATVs on the roads.

A complaint was made about yard signs. Yard signs that are not realtors signs or "home for sale" signs are not allowed for over 30 days.

The board has received several complaints of yards not being cared for. Mowing, weedeating, brush clearing, and general yard care is expected of all the properties in Timberbrook. Take pride in your neighborhood! The board was asked to take action to enforce the performance of appropriate yard care.

### New Business

There is to be NO DUMPING of yard debris, limbs, or trash on any Timberbrook common grounds. Any neighbor witnessing dumping is asked to notify a board member.

Some brush piles are developed at the discretion of the board for the disposal of debris for clean-up days. These piles are not to be used for personal debris. Volunteers devote a lot of hours into safely burning them, and it becomes more difficult to do so as the piles grow and have non-brush items added to them.

Meeting adjourned 9:15pm.

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our recently  
redesigned  
website!  
timberbrookhoa.com

