

Timberbrook Homeowners Assn.

Bi-Monthly Official Publication

Areas 1, 2, 3, 4

January 2008



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
Treasurer	Kay Schwartz	286-7225
Secretary	Ann Carter	355-6621
Rules & Regs & Timberline	Anita Hundley	355-8950
Clubhouse	Kelli Wyckoff	640-5154
Social	Brian Kuester	695-5026
Common Grounds	Don Misel	355-3804

SPECIAL NOTICES

Branch Clean-Up Day Jan 26, 2008 - 8:30AM

Meet at Clubhouse. See inside for more information.

2008 HOA Fees Due Jan 31, 2008

See page 3 inside for more information.

HOA Board Meeting Feb 12, 2008 - 7PM

HOA Board Meeting Mar 11, 2008 - 7PM

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

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

2008
Annual Fees
Info Inside

001 4

CURRENT RESIDENT
22304 E. 67th 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

December 18th, 2007

There was not a quorum present, so information was merely exchanged and no business transacted.

January 8th, 2008

November and December minutes read and approved.

Treasurer's Report: Presented by Keith Deaver
Checking account activity reported. As of January 7th, 2008, 121 dues payments have been received. Thank you. Annual fees are due January 31st and are \$220.00. See payment slip on pg 3.

Vice President's Report: Joanna Martin
PSO is going to fix the light pole damaged by a tree during the ice storm. Wagoner county is waiting on the final FEMA approval and assistance for branch removal. Signs will be put up as soon as we get word. Wagoner county has asked that the branches be close to the road, not against a mailbox and not on top of our rocks — they hope to use a claw to pick up the branches.

Common Grounds: Reported by Joanna Martin
Bids on the mowing are coming in. Contact Don Misel with bids.

Clubhouse Report: Kelli Wyckoff
Please note the rules when using the clubhouse. Empty the trash, turn down the heat, and vacuum. The costs to use the clubhouse include a refundable deposit of \$50.00 and a \$25.00 non-refundable use fee.

New Business:
Volunteers Needed! We will be having a clean up day January 26th for the entry to get the storm debris ready for pick up. Everyone in the neighborhood has worked so hard on their own homes and we know it is hard to want to do more, but any help for any amount of time would be great. See add'l info on page 3.

Meeting adjourned at 7:52PM.

Personal Note from Ann About the Recent Ice Storm:

On a personal note, I know of several homeowners that have been helping their neighbors and some that have helped people they did not even know. Someone came by and cut up all the branches in one of my neighbors' driveway and pulled them to the side so she could go to work. She is a single lady and is not even sure who helped her. Thank you, thank you so much to all the heroes of this devastating event. Thank you to the dozen or so guys in the entry at 6:30am the morning of the ice for clearing the road! Thank you Kelli and Russ for clearing the tree blocking the sidewalk of the clubhouse so we could all get in! I am sure there are lots more thanks to give, and if you want any mentioned in the future, just let me or any board member know. I love giving great news all the attention it deserves!!

Ice Storm Debris Clean-Up Day - January 26, 8:30AM

We will be working on the main entry area and a few other common grounds areas. Please bring your work gloves, safety glasses, chainsaws, and pruning tools. Show up at any time and work for any amount of time. No skill necessary - we even need people to just drag limbs. Phone numbers will be available at the Clubhouse for you to call to find out where we are working.

Last Chance to Place an Ad in the Timberbrook Directory!

The Directory will be printed this month! If you'd like to place an ad, payment and content must be provided to us by January 25th. Call Keith Deaver (355-2298) or Anita Hundley (355-8950). Business card size ads are available for \$250.00 and will run for a year.

Timberbrook Homeowners Association Annual Fees

Payment Slip

Please complete the following to help maintain accurate records.

Lot #: _____ Name(s): _____

Address: _____

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

2008 Timberbrook HOA Annual Fee

Due by Jan. 31, 2008: **\$220.00**

If paid after Jan. 31, 2008: **\$240.00**

If unpaid on April 1, 2008: lien will be filed for amount due 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.

2007-2008 Budget

The 2007-8 Budget has been finalized. This is a summary of the expenses projected. Printouts of the detailed budget will be available at the next meeting, or e-mail
tbhoa@timberbrookhoa.com.

2007-2008 Budget

General Exp.	3,550.00
Common Grounds	18,950.00
Membership	1,750.00
Social	2,050.00
Clubhouse	4,700.00
Pool	10,100.00
Tennis	1,425.00
Stables	2,245.00
07 Unpaid Exp.	500.00
	45,270.00