

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

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

2009  
Annual Fees  
Info Inside

«Postal number»

«AddressBlock»

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

**Timberbrook Homeowners Assn.**

**Bi-Monthly Official Publication**

**Areas 1, 2, 3, 4**

**November 2008**



# Timberline

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

## 2009 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
<b>Treasurer</b>	Eric Hundley	355-8950
<b>Secretary</b>	Ann Carter	355-6621
<b>Rules &amp; Regs</b>	Brian Kuester	695-5026
<b>Common Grounds</b>	Jeff Nixon	519-5252
<b>Social</b>	Brenda Johnson	355-3410
<b>Pool</b>	Sandi Heinbach	251-8165
<b>Clubhouse</b>	Kay Schwartz	286-7225

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

**HOA Board Meeting** Dec 9, 2008 - 7PM  
**Christmas Decorating Contest Judging** - Dec 21, 2008  
*Have your holiday lights on by 6pm!*

**2009 HOA Fees Due** Jan 31, 2009  
*Early payment discount if paid by Dec 31, 2008. See pg 3 for details.*

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

## Timberbrook HOA Board Meeting Minutes

November 11, 2008

Meeting called to order at 7:00PM. No quorum present, informational only.

### President's Report: Keith Deaver

Keith presented to the board the 2008 actual budget to date. The board then had a line by line discussion of the budget and the projected budget for 2008-2009. Keith and the Treasurer, Eric Hundley, had put in a lot of hours to present the best estimates for next year and the board agreed to finalize the figures at a special budget meeting in a couple of weeks.

### Other THOA News:

We will have a new homeowner greeting committee headed up by Sandi Heinbach and Brenda Johnson!

The board received several complaints about loose dogs. The board also received some complaints about noisy ATVs and motorcycles. We will of course talk to homeowners that get complaints against them, but please everyone do your part to be a good neighbor!

Dues for 2009 will be set this month. They are due in January and we are working hard to make the early payment discount an option again.

Next meeting is December 9<sup>th</sup>, 2008. Meeting adjourned 8:30PM.

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## Timberbrook HOA Board Meeting Minutes

Special Meeting - November 28, 2008

Meeting called to order at 2:07PM.

Board members present: Keith Deaver, Brian Kuester, Joanna Martin, Eric Hundley, Sandi Heinbach, and Brenda Johnson.

### 2008-9 Budget & Annual Dues:

The 2008-09 budget was presented for review. After discussion and modification the new budget was approved. A summary budget will be presented in the December or January Timberlines. The 2009 dues were set at \$240 and will be due by January 31, 2009. As in past years, there will be a prepayment discount. If dues are paid before December 31, 2008, the dues payment will be \$220. See payment slip on Page 3. *Please include payment slip with your payment.*

### Christmas Decorating Contest:

Judging for THOA's Christmas Decorating Contest will be on Sunday evening, December 21, 2008. Please have your home's holiday lights on by 6:00PM. If you have any nominations for a THOA home decoration, please contact a board member before December 21.

Meeting adjourned at 3:15PM.

## Work Day & Tree Removal

Special thanks to those who participated in the November work days! Your efforts and dedication are very much appreciated!

Thanks to these volunteer efforts, we have avoided having to require an additional assessment from THOA homeowners for storm damage from 2007/8.

Also, we are proud to report that the five large trees that were in imminent danger of falling and damaging the pool/clubhouse areas have been removed by T&J Tree Service.



*Detach payment slip and mail with payment*

### Timberbrook Homeowners Association Annual Fees

#### 2009 Payment Slip

Please complete the following to help maintain accurate records and to ensure your payment is properly posted.

Lot #: \_\_\_\_\_ Name(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Phone #: \_\_\_\_\_ For Directory (if different): \_\_\_\_\_

Name(s) for Directory Listing (additional &/or if different): \_\_\_\_\_

Payment Amount Enclosed: \$ \_\_\_\_\_ (see below)

#### 2009 Timberbrook HOA Annual Fee

Due by Jan. 31, 2009: **\$240.00**

If paid after Jan. 31, 2009: **\$260.00**

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

**Early Payment Discount:** If payment is made early by Dec. 31, 2008, you may pay a discounted amount of **\$220.00**. (*Payment must be post-marked by Dec. 31, 2008.*)

*Make check payable and mail to:*

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

**Note:** Please contact the Treasurer, Eric Hundley (355-8950), if you will be unable to pay by March 31, 2009.