

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

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

2nd Notice
Annual Fees
Due Jan 31

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

Timberbrook Homeowners Assn.

Bi-Monthly Official Publication

Areas 1, 2, 3, 4

January 2009



Timberline

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

2009 Board of Directors

E-mail: tbhoa@timberbrookhoa.com

President	Keith Deaver	355-2298
Vice President	Joanna Martin	355-2443
Treasurer	Eric Hundley	355-8950
Secretary	Ann Carter	355-6621
Rules & Regs	Brian Kuester	695-5026
Common Grounds	Jeff Nixon	519-5252
Social	Brenda Johnson	355-3410
Pool	Sandi Heinbach	251-8165
Clubhouse	Kay Schwartz	286-7225

SPECIAL NOTICES

**** 2009 HOA Fees Due ****

Jan 31, 2009

HOA Board Meeting

Feb 10, 2008 - 7PM

HOA Board Meeting

Mar 10, 2008 - 7PM

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

A Letter from the THOA President

Over a year has passed since the “Great Ice Storm of 2007”, and I can say that Timberbrook is looking great again. A real big “thank you” and a “job well done” to all of you who helped clean up your neighbors’ yards along with your own. I would also like to say “thanks” to all of you who have helped volunteer for Neighborhood Clean-Up Days. It is most appreciated as this is what keeps Timberbrook looking great. We couldn’t do it without volunteers. For those of you who have not made it out for a Clean-Up Day, please know that these are a great way to meet your neighbors and to have a bit of fun while making the neighborhood look great.

Timberbrook continues to be one of the most sought after neighborhoods in which to live. I have met and heard of numerous families that have told me they have always wanted to live here. Isn’t that a great thing to hear about the place you live? Even though our neighborhood is aging, we can make sure it remains a clean and desirable place to live. So let’s keep Timberbrook looking great!

Also, remember that we must live in this neighborhood in harmony. On the back of this insert is a list of the most common complaints and covenant violations that have been reported to the board. Please take a look at this list and then step outside to look at your own property and see if there is anything that fits you. If so, please try to remedy it. Your efforts will be rewarded in higher home values and the appreciation of your neighbors.

Summer is fast approaching and we are already planning the July 4th event. If you have any suggestions to improve the celebration, feel free to call me anytime.

Thanks and best regards,

Keith Deaver

President, Timberbrook Homeowners Association

Below is a list of the most common complaints and covenant violations that have been reported to the board. Please take a look at this list and then step outside to look at your own property and see if there is anything that fits you. If so, please try to remedy it. Your efforts will be rewarded in higher home values and the appreciation of your neighbors.

- Yards not mowed or trimmed
- Debris piled in and around the yard
- Trees and bushes damaged or overgrown
- RVs and/or campers parked in driveways or backyards
- Houses or roofing damaged or in disrepair
- Dogs not properly fenced in or walked without a leash and allowed to roam on the street or other yards (Please be considerate of your neighbors. Yard fencing, dog runs, and leashes can prevent problems or misunderstandings.)
- Fencing in disrepair
- Vehicles parked in yards (Passenger vehicles may only be parked and maintained on paved driveways.)
- Unsightly outbuildings (All outbuildings must be approved by the board.)
- Septic tanks unmaintained and leaching onto the property (This is a public health hazard.)

Timberbrook HOA Board Meeting Minutes

December 9, 2008

Meeting called to order at 7:23PM. November minutes read and approved

Treasurer's Report: Eric Hundley

Eric presented the 2008 account review and the 2009 budget review.

Vice President's Report: Joanna Martin

The election board will be contacted about raising the fee for their use of the clubhouse to \$35.00. The tennis court lights will be inspected for repair. The BA police have been contacted about some extra patrols in Timberbrook 4 because some Christmas decorations were vandalized.

President's Report/Common Grounds: Keith Deaver

Up to date insurance will need to be provided to the board for use of the playing fields in 2009.

Clubhouse Report: Kay Schwartz

Kay will be keeping the calendar on the web site up to date for clubhouse use. You must call Kay to reserve the clubhouse. Rental fee is \$25.00 with a \$25.00 cleaning deposit.

The company that gave the tile bid for the entry area of the clubhouse will be contacted to detail the bid and this will be presented to the board.

News: The welcome committee will be putting together a packet for new homeowners.

Christmas light judging on December 21st. after 6 pm.

New business: Dues for 2009 are coming in. Please remember to fill out the payment slip completely so the directory can be kept up to date! Annual fees are due in January for \$240.00. After January 31,2009 the amount due will be \$260.00.

Meeting adjourned 8:25PM.

Timberbrook HOA Board Meeting Minutes

January 13, 2009

Meeting called to order at 7:03PM. December minutes read and approved.

Treasurer's Report: Eric Hundley - Checking account activity reported.

President's Report/Common Grounds: Keith Deaver

The large trees by the clubhouse have been taken care of. The debris from the last cutting of trees will be cleaned up soon, if you can volunteer look for signs on the board and some calls from Keith! Huge thanks to Chris Tharp for chipping up a lot of wood. Those wood chips are untreated and must be used with caution but are available to anyone who wants them on stable lane by the ball fields.

Spring is coming and all teams wanting to use the fields must have a current insurance certificate to the board before you can use the fields!

January 13, 2009 Minutes Continued...

Clubhouse Report: Kay Schwartz

On January 22nd, 2009 from 9am to 4pm the Wagoner County assessors office will be using the clubhouse for people needing to file homestead exemptions. You can check the calendar on the website for open days to use the clubhouse and must call Kay to reserve the date and time.

Social: Brenda Johnson

The social committee would like to thank all the neighbors who decorated their homes at Christmas, it is beautiful drive thru our streets during the holidays! Keith would like anyone to call him who would recommend a band for our 4th of July event. Planning will begin soon!

Good Neighbor Reminder

Everyone has worked so hard to clean up tree damage and we still have a ways to go. If you need help please let a board member know. Volunteers will be meeting soon to work on common ground debris and there are volunteers willing to help neighbors who need it.

Meeting adjourned 8:14

**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.

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.