

Country Brook Estates News

A Publication of the Country Brook Estates
Home Owners Association

Presidents Report, Mark Kruzich

Hello my name is Mark Kruzich, and I am serving as President of the Country Brook Estates Homeowners Association (HOA) this year. I have served on the HOA Board for a few years now I live on Briarbrook Lane.

I want to thank everyone who attended the rescheduled annual HOA meeting. Your attendance and participation is important for us to proceed with and conduct the HOA business. Your participation helps assure that Country Brook Estates remains a great place to live in Allen.

Now that our icy new year has thawed, the HOA Board of Directors and Neighborhood Manage-

ment Inc. (NMI) are planning to continue the momentum built over the past couple of years. I am very encouraged to see new committee volunteers already forging ahead with projects in landscaping, communications, architecture, and social committees.

Soon, you will see new landscaping and lighting at the Vinecrest entrance and updates to the median at the Country Brook entrance. The Board of Directors scaled back the landscape plan for the Country Brook entrance in order to avoid a special assessment during this challenging economic time. These updates will help keep our neighborhood appealing and hopefully

May 2009

help increase the real estate prices of our homes.

The capital reserve account continues to grow as planned. The economy has presented serious challenges for all. I have first hand experience with the current job market and its challenges. With that said, I want to stress the importance of communicating to Beverly at NMI if you are having problems paying the HOA annual dues this year. Late fees will be charged if there is not communication with NMI to work out a payment plan. We would like to work with everyone to ensure we meet the covenant and financial responsibilities.

Neighborhood Communication

We now have a dedicated Board Member, Karmen Daly, working on neighborhood Communication.

The first order of business is to update our Website. The goal is to make the website your first place for neighborhood and city information. Ultimately we will go 'green' and all newsletters will be available on-line!



To ensure you get the most up to date notifications on any neighborhood issues, please sign-up for our Yahoo Group. We will utilize the Yahoo Group to alert homeowners to visit the website when there has been an update. You can find the group at Yahoo.com – Groups then search for HOA-Country Brook Estates. There are currently only 44 members of this group – that means not all of you will be getting notifications, so please take a minute to sign-up with this group.

If you have any suggestions for updating the website, please send them to Beverly Coghlan, Neighborhood Management, Beverly@nmitx.com and Beverly will forward to the committee.

If you have any other ideas on how to utilize the Communication Committee, please don't hesitate to contact me at karmen-daly@yahoo.com.

Allen USA

Celebration Park

June 27, 2009

**Featuring Smash Mouth
Fireworks at 10pm**



**Remember to Vote May 9,
2009**

**Allen City Elections
Lovejoy ISD
Elections**

Stacy Ridge Park: Traffic Safety

The Allen Police Department would like to work with residents to help ensure safe use of the Stacy Ridge City Park and Fields. There is an increased level of concern for the safety of children and drivers when there is additional parking during practice lessons, play groups, scout meetings, etc.

If you are planning an event at the park or fields like team practice, playgroup or other large event, please share the information below with your guests.

Together, we can increase Safety by following standard parking rules and general safety practices.

PARKING RESTRICTIONS- (From Police Department)** · Parking must be with the flow of traffic (Right Side of car must be within 18 inches from curb)

- No Parking 15 feet of either side of a fire hydrant
- No Parking 30 feet on the approach of a stop sign
- No Parking within 20 feet of a crosswalk (Soon, there will be crosswalk markings for Prescott/Country Brook in-

tersection)

GENERAL SAFETY-

- Please respectfully avoid parking on North side of Country Brook, allow this for Home Owners and their guests.
- When leaving the area, please exit by driving East along Country Brook to Versailles or further east to Country Club Road.
- Please do not turn around on Country Brook or use homeowner's driveways to turn around.
- Have children enter vehicles from the right side of the car (the side that should be parked along the curb).
- When possible residents should walk or bike to the fields for practice to reduce the number of cars parked along Country Brook.

The police department will issue citations for violation of these parking restrictions and other traffic violations. For questions please contact Tania Rippy @ 214-274-4693.



Summer Sounds Concert Series

Dance on the lawn, clap your hands to the music or just sit back and relax on a blanket - it's a great way to spend a Monday evening! Join us for the annual free concert series Summer Sounds. Concerts happen every Monday from May 18 through June 22 starting at 7 p.m. at the Joe Farmer Recreation Center Hillside Amphitheatre, 1201 E. Bethany. Attend all the concerts or pick the type of music you like the best. Featured concerts include:

May 18 – Diversion

May 25 - Memorial Day Tribute Event

June 1 - Latin Fire

June 8 - Ticket 2 Ride

June 15 - All Funk Radio Show Band

June 22 - Tommy O' Caribbean

Let's Party!

Well, as the old saying goes.. if you want to meet your neighbors, "Have a Party"! One of the best things about living in Country Brook, is the friendly atmosphere with neighbors helping neighbors, and everyone having fun together.

The fall cookout is tentatively scheduled for mid October. Watch future newsletters and the website for the exact date. Because it will be in the middle of college football season, plans are to make it a "Show your Team Spirit" cookout. Games, prizes, and food will be themed around a tailgate atmosphere.

This year we will also have a spring party. It may be game day including a kickball tournament, with streets competing for "big" prizes.

Plans are to create a group to welcome new homeowners to our neighborhood. This would include meeting/greeting, and offering helpful information on the Allen area, including churches, doctors, restaurants, etc. If you are interested in joining this group, please let me know.

The Communication Committee is in the process of updating the neighborhood website. If you are involved in a playgroup, bunko group, poker night, or any other social activity, and would like to advertise it on the website, please contact Karmen Daly.

And finally, the social committee is always looking for volunteers to help plan and organize events for Country Brook. Planning is also fun! Please contact Cheryl Lawson or Sandra Burrus, to volunteer.

Cheryl Lawson, CherylLawson@sbcglobal.net



Country Brook Safety Committee

Neighborhood Safety-

Sergeant Jon Felty and Officer Erter from the City of Allen Community Relations Department attended the Country Brook HOA Annual Meeting in March. The following is a summary of their presentation:

Allen was ranked as the 9th safest city in the United States. This is quite an accomplishment for a city that has seen so much growth and changes in the past two decades. As you know, reports like this make everyone proud of our community. In addition, this helps communities maintain their property value, which is wonderful considering the current economic status.

The Allen Police Department (APD) credits communities like Country Brook Estates and others involved with safety programs like Neighborhood Crime Watch, with helping deter crime in Allen. As a general reminder, all residents should contact the City of Allen Police Department to report suspicious activities (214-509-4321). Also, please notify a member of the Country Brook Safety Committee or an HOA board member when anything suspicious occurs and is reported to the APD.

Despite the good news, there is also

some bad news in the City of Allen. Since January, crime statistics across the board have increased. Most alarming is the increased incidents of home burglaries and theft from motor vehicles. There has been 1 report of theft from a motor vehicle on Country Brook Lane in our neighborhood.

Most of the home burglaries in Allen have occurred during the day when no one is at home. Typically, the burglar enters the home by kicking in the back door or simply entering an unlocked door.

Sergeant Felty gave the following advice to help deter criminals in our neighborhood:

Consider locking fence gates

Keep garage door(s) closed when not in use

Keep window blinds/curtains closed

Keep valuables in non-predictable hidden locations: i.e. valuable jewelry not in jewelry box on top of dresser, lap tops stored out of sight, etc.

Lock up paperwork that contains identity information (bills, tax returns, bank statements, etc)

Consider installing re-enforcing locks on all doors (available at Hardware stores)

Set Home Alarm systems even when home (although alarms might be a deterrent, most criminals can still enter and leave the site before police respond)

Keep an eye out for neighbors and report suspicious activities to the police department (911 or non-emergency 214-509-4321)

Park cars in garage

If cars are parked in the driveway or street, lock the doors and take all valuables out, even during the day

Residents are invited to attend training for the Citizens Police Academy, which enables the Police department to have additional help and patrols for our neighborhoods. For more information, call the Community Relations Unit at 972.678.2500.

Please feel free to contact me with any neighborhood safety issues or ideas to keep our community safe.

Lori Kruzich, Country Brook Safety Committee Chair

lmkruzich@sbcglobal.net

Landscape Committee

The Landscape Committee is currently in discussions with landscape contractors to make improvements to the Country Brook and Vinecrest main entries.

The improvements to the Country Brook entry will consist of reworking and adding landscaping to the center median and monumentation sign areas. Improvements to the Vinecrest entry will consist of adding a substantial landscape bed on the north side of the entry. The goal is to have the improvements completed in May.



The Committee is currently bidding

the landscape maintenance contract out due to the lackluster performance of the current company. The lack of weed and ant control, tree and shrub pruning, and irrigation maintenance we felt the need to make a change in the right direction. Our goal is to have the new company in place by June 1. Hopefully you will see improvements in the months to come.

The "Yard of the Month" will start back up in May. The winner each month will get the very much desired "Yard of the Month" sign to display in their yard. The winner will also receive a gift certificate to hopefully offset a small portion of the expense to get their yard looking so good.

Matt Robinson

Landscape Committee Chairman

**A Publication of the
Country Brook Estates
Home Owners
Association Allen,**

Property Management Company:

Neighborhood Management Inc.
PO Box 1567
Allen, TX 75013

972-359-1548

Beverly Coghlan, CMCA
beverly@nmitx.com

CB Estates Board Meetings:

CB Estates HOA Board Meetings are held the second Tuesday of every month.

If you wish to attend please contact Beverly at beverly@nmitx.com or by phone at 972-359-1548 ext.128 to get location information.

<http://nmitx.com>

**Neighborhood
Management, Inc.**

Please feel free to contact the NMI office at any time with any questions or concerns. Here is your managers contact information:

Your Manager:
Beverly Coghlan, CMCA

Phone: 972-359-1548

Fax: 972-359-1171

Email: beverly@nmitx.com

Allen Americans Coming To Allen Events Center

Allen, TX (April 15, 2009) -The Allen Event Center will be the home for a new Central Hockey League (CHL) team for the 2009-10 season following the recent approval from the Allen City Council on the team's lease. Ownership of the CHL team has been awarded to Top Shelf, LLC.

The Dallas-based owners and operators of Top Shelf, LLC, are Doug Miller and former NHL star Steve Duchesne "We are excited about the opportunity to be part of this outstanding community and the Allen Event Center. We are committed to enhancing the quality of life for Allen and the surrounding communities, and to providing a quality product both on and off the ice," stated Duchesne, president of Top Shelf, LLC.

As the eighth active CHL franchise in Texas, the Allen hockey team will be an affiliate team of the Dallas Stars. Jeff Cogen, president of the Dallas Stars, explained that since the introduction of the salary cap, NHL teams must develop a funnel of young talent throughout the hockey development system.

Cogen said, "We believe that given the hockey experience the Top Shelf organization brings to the CHL, an affiliation with them will be strategic as one of the spokes of that player development strategy. We wish them great success in the undertaking, and look forward to working with them in developing future NHL Dallas Stars."

