

Country Brook Estates News

A Publication of the Country Brook Estates
Home Owners Association

Presidents Report, Mark Kruzich

The landscaping improvements have been installed and are taking root in the cool fall air. The Vinecrest entrance has a new splash of color.

The Countrybrook entrance has also been updated. Additional Knockout Roses will accent the picket fence posts along Country Club in the near future.

Thankfully, we had late July rains to keep our lawns and landscapes looking exceptionally fresh and green. I have seen some very impressive lawns this year, especially along Countrybrook. Thanks to the Landscape committee for their dedication to the common area improvement and the Yard of the Month program.

This September NMI is introducing a new manager to our community. We will be under a new property manager in the same office. Her name is Katie Waters. Beverly has additional new properties and she needed to level the workload. I am confident the transition will be efficient and seamless for Countrybrook.

Looking into College football season there is excitement in the air. Our annual October block party theme is Tail Gating. So gather all of you college team fan flags, tents, chairs, and bring your best tail gate dish to share. Let's line the street and cul-de-sac like a tail gate party! There will be good food, drink, prizes, and activities for the kids.

October 13th has been set as the date for our National Night Out event. This is a co-hosted safety event with Stacey Ridge HOA and will be held at the Stacey Ridge Park. I hear they are serving hot-dogs this year too. It is a great venue to meet Stacey Ridge neighbors and stay connected regarding safety. The Allen Police Dept will be there to answer questions and the kids will get a look at a squad car.

As we move into fall more people are out in the community helping each other with fellowship and helping hands. The children are back to school. The cool weather allows more outside work around your homes. We spend more than 50% of our lives sleeping and working. Likewise more than 50% of what we look at in our neighborhood is wood fencing.

Our neighborhood is 10 years old and the fencing needs to be regularly attended to. The Texas weather and storms take their toll. Make an effort to keep the boards' straight and nailed, posts straight and solid and gates tight. If you have stained your fence or the sides facing your house, keep the stain fresh and uniform. If the fence was stained at any time, the by laws say it has to be maintained for the life of the fence.

This is the most common issue through my 3 years on the HOA board is fencing. I understand they are expensive and not durable. Instead of fighting the issues, take friendly initiative repair and work with your neighbors to maintain, they will last twice as long.

September 2009

Offering to share the cost of upkeep or replacement should be commonplace, not a source of argument. Some have done an excellent job on the fences. There are a few that are looking sad. Our property lines dictate that we share fences, sometimes up to five owners in the back yards. I want to encourage cooperation with the maintenance and staining. Again, keep in mind it is more than 50% of what people see when they are in our neighborhood. It equates to property value and appeal.

Details concerning the Traffic Islands in Countrybrook, Stacy Ridge, and Bellgrove have not been finalized. The delay is due to the alignment of legal contracts between all three communities and the city of Allen. The Countrybrook agreement is complete. Once all legalities are finalized, landscaping will be installed.

Please join the residents of Country Brook Estates and Stacy Ridge Estates as we stand together to keep our neighborhoods safe!

Texas National Night Out

Tuesday, October 13, 2009

6:00 – 8:00 p.m.

Stacy Ridge Park Pavilion

Fun for all ages! Refreshments will be served. Kids are encouraged to bring their decorated bikes for a bike ride around the park. Adults are encouraged to come for some great gift card give-aways to local merchants and restaurants! The Allen Police Department will be stopping by to see us as well. BYOC (chair!)

Please contact Lori Kruzich for more information.

Social Committee Update: Block Party Oct 17

Plans are in full swing for our annual block party scheduled for **Saturday, October 17** beginning at 4 PM. Mark your calendar now, and be ready to "Show your Team Spirit", by having the whole family wear their favorite team attire, from the Lovejoy Leopards to UT, A & M, Texas Tech, or even OK! There will be face painting, a bounce house, and field games for the young and young at heart.

To add to the tailgate atmosphere, we are asking each family to bring a tailgate side dish or dessert to share. The HOA will provide the main dish. The party is free, but a wristband may be purchased for \$5 by adults interested in having beer and margaritas.



Be looking for a flyer on your door the first week in October. The next week a member of the social committee will be by to see if you are thinking of attending the party. We need a tentative count to purchase food and drinks, but everyone is welcomed. You may purchase your wristband from the committee member then, or the night of the party. The Block Party is a great way to meet new neighbors, and catch up with those you have not seen in a while.

There will be Block Party planning meeting Sunday September 20 from 3-4 pm at 2016 Briarbrook. Please get involved by helping with the party!

If you have questions, contact Cheryl Lawson, cheryllawson@sbcglobal.net, 469-742-9986 or Sandra Burrus, sandraburrus@kw.com, 972-632-8218.

Landscape Committee

We would like to first applaud everyone's hard work keeping their yards up. It does make a significant impact to the value of the homes in our neighborhood. Secondly, we would like to congratulate the Yard of the Month for May, June and July. Each month the landscape committee roams the neighborhood in search of the most beautifully landscaped homes in County Brook. The winners are as follows:

May Winner – 2014 Country Brook Lane

June Winner – 1601 Balleybrook Lane

July Winner – 2106 Country Brook Lane

The Landscape Committee has been working over the summer to coordinate improvements to the two entries on F.M. 1378 and the common areas. The improvements consist of new plantings in the Phase 1 entry monuments and median. A new landscape bed has been installed at the Phase 2 entry to add some visual impact. The split rail fence has been cleaned up to give it a cleaner look.

Still to come, we will be adding new landscape lighting at the new Phase 2 entry bed. Next, we will be adding knockout roses to the split rail fence along F.M. 1378 to add some much needed color. We anticipate all improvements to be completed by September.

Our new landscape company Longhorn Landscape Creations has taken over the HOA landscape maintenance for the last two months. Hopefully, everyone has started to see improvement along F.M. 1378.

If you would like to be involved in the landscaping decisions for our neighborhood, we would love to have you participate in the Landscaping Committee. Be sure to call Matt Robinson ([214-697-8763](tel:214-697-8763)).

SAFETY COMMITTEE UPDATE

As a result of recent crime wave in our community, the Allen Police Department held an informational meeting on August 5, 2009 for the residents of Country Brook, Stacy Ridge and Bellgrove Estates. Officer Erter presented the following crime statistics for our area (District 10) for year-to-date 2009:

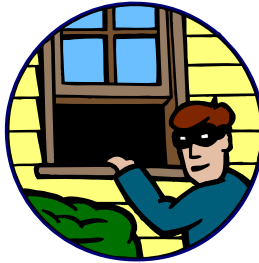
Type of Crime	2009 YTD	2008
Criminal mischief (vandalism & property damage)	22	9
Burglary of Motor Vehicle	53	14
Burglary of Habitation	11	2
Burglary of Building	6	0
Robbery	0	0
Motor Vehicle Theft	3	0
Construction Theft	4	0

As you can see, our area has seen a large increase in crime this year. Three individuals (including a Stacy Ridge resident) were arrested last month and are being investigated for their connection to the recent BMW's in Stacy Ridge. We still need to be vigilant to keep our neighborhood a safe and desirable place to live.

Officer Erter recommended the following in order to reduce crime in our neighborhood:

1. **Report ALL suspicious activity to the Allen Police Department non-emergency number 214-509-4321 or 911 in case of an immediate need. ***This is the number #1 thing we can do to fight crime!**

2. Keep your garage doors closed
3. Remove all valuables from your cars if they are parked outside
4. Keep your doors and windows locked



A few other things to keep in mind.....burglars are gaining entry to your garage by using the garage door opener located in your car parked outside your house. You might want to hide it, de-program it, or remove it completely from your car if you park outside. Also, it's a good idea to remove anything from your car that has your name and address on it (like your insurance card). Burglars can use that information to find out where you live and then break into your house while you are dealing with your car being burglarized.

Adult solicitors must obtain a permit from the City of Allen to sell their products or services. Please call APD

at 214-509-4321 to check out the validity of their permit if you are unsure that they are legitimate. You can also post a sign stating "No Adult Solicitors" on your front door/window to help alleviate this problem.

The Allen Police Department will come to your house and do a security inspection and make recommendations for making your home harder to burglarize. You can call to set up an appointment for this free service at 972-678-2500.

Ray Isom from the Fire Marshal's office talked to us about the vehicle fire that occurred on June 26th, 2009 on Briarbrook Lane. Fireworks are believed to be the cause. There is a \$1500 reward for information leading to the arrest and conviction of the responsible person or persons. To report information about this crime, call **972-727-TIPS (8477)** or contact the Ray Isom at **214-509-4408**.

Citizens on Patrol (COPS) is a great program through offered by the City of Allen Police Department. COPs are volunteers who patrol areas of the city during peak times of criminal activity. COPs provide an extra set of eyes for the police department. Classes are held on Thursday nights for 12 weeks. If you would like more information about this program, go to: www.allencop.org.

Please let me know if you have any questions!

Lori Kruzich, Country Brook Safety Committee Chairman

214-544-7013 lmkruzich@sbcglobal.net

**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

Introducing Katie Waters , New NMI Property Manager

I have been a Community Association Manager at NMI for 5 years, since the fall of 2005. Previously, I worked for Estee Lauder in the Regional Education Department. I met Beverly, owner of NMI, through the middle school PTA. As a resident in a new development in West Allen, with a husband on the HOA Board, I had several concerns and questions about the HOA (as I had never lived in one.) The whole industry really intrigued me. As they say, "Timing is everything." After several conversations with Bev, she asked if I would be interested in pursuing Community Association Management. She was ready to concentrate on growing her business. The convenience of working in Allen made it the career change and easy decision. When I started at NMI, Bev and I alone were co-managing 8 properties. Today, NMI has an office staff of 7 and we manage 33 communities, with several more in consideration. Beverly and I will both agree it was a good "marriage."

In the last 5 years, I have taken numerous courses to better my community management skills, from financial and risk management to conducting effective meetings. I have successfully managed a portfolio of 8 properties for the last 3 years. As a manager, I am very organized, responsive and reasonable. I am committed to providing reliable customer service to all of my HOA Boards, as well as the homeowners living in my communities.

On a personal note, I have been married for 20 years to a wonderful man who is in the software security business. I have 3 children, 2 juniors at Allen High School and 1 freshman at TCU. I've lived in Allen for 6 years and feel living in the community only helps me provide the best service to my Collin County communities.