



**Brookside Estates HOA  
Fall 2010  
Newsletter**



Visit the official Brookside Estates HOA website for news and announcements  
**[www.Brookside-Estates.org](http://www.Brookside-Estates.org)**

You'll find meeting minutes, important announcements, HOA documents, and a link to let you e-mail the board with any questions or concerns.



Need to contact the Brookside Estates HOA Board of Directors?

1. Use the **"Ask the Board"** link at [www.Brookside-Estates.org](http://www.Brookside-Estates.org)  
or
2. Mail them a letter at the following address:

Brookside Estates HOA  
P.O. Box 36  
Oxford, PA 19363

or

3. Give them a call:  
Dave MacQuaid, President - (610) 998-1313  
Peny Ward, Secretary/Treasurer - (610) 220-8743

**The next scheduled Brookside Estates HOA meeting will be held on Wednesday October 20, 2010 at the Oxford Public Library at 6:00 pm.**

**- A Friendly Reminder -**

*Please don't blow leaves into the street! They block storm drains and that causes trouble for everyone. It's also a violation of a Borough ordinance which can result in a fine. Be considerate and bag them for disposal.*

**Mark Your Calendar:**

**Monday, October 25th Herr's Halloween Night**

5:00 PM - 8:00 PM

Costumes are optional, but having fun is required! Family Fun hay rides and Trick-or-Treating. Ph: 800-637-6225 or visit [www.herrs.com](http://www.herrs.com)

**Thursday October 28 – Oxford Halloween Parade**

The parade begins at 7:00 pm. For more information contact the Oxford Area Chamber of Commerce at 610-932-0740 or log on at [www.oxfordpa.org](http://www.oxfordpa.org)

**Tuesday November 2 – Election Day**

**Sunday November 7 – Daylight Savings Time Ends**

Don't forget to set your clocks back!

**Saturday November 1- Oxford Lion's Club Ham and Oyster Dinner**

4 pm to 7 pm at the Oxford Fire Hall. Price is \$16. Ham and Oyster dinner with green beans, creamed mushrooms, cole slaw and apple sauce. Contact Guy Hager at [ghager@zoominternet.net](mailto:ghager@zoominternet.net) of (610) 932-0804

**Nov 25, 2010 - Jan 9, 2011 – Longwood Gardens Christmas Display**

Admission for the Christmas Display will be by timed ticket only, with tickets issued for specific dates and times. Timed ticketing limits the number of people in the Gardens at any given time and enables guests to enjoy fewer lines and a better viewing experience. **Prices:** Adults: \$18; Seniors ages 62+: \$15, Students ages 5-18(or with with valid student ID): \$8, Children ages 4 & under: Free



**OXFORD TOWN WATCH** meets *THIRD WEDNESDAY OF EACH MONTH*  
7PM @ the Oxford Police Station (57 N. 4th St.)



**Reminder - Political Signs**

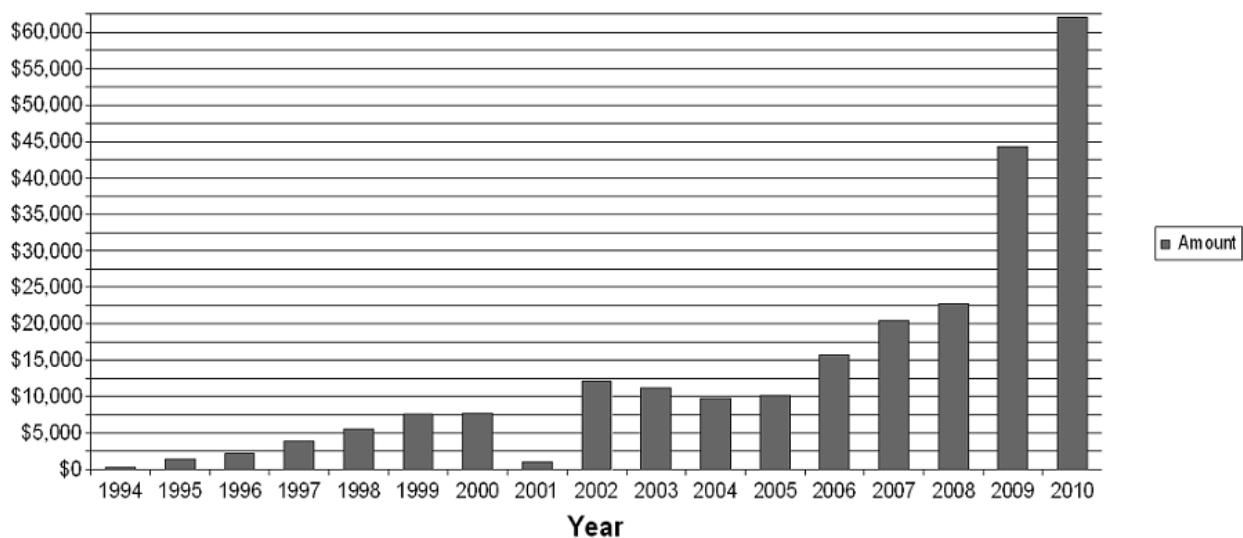


The Brookside Estates HOA Rules and Regulations don't require individuals to get approval for the display of political signs, but do limit the number of signs and the duration that they can be displayed. "Owners may display up to 5 political signs, not to exceed eighteen (18) inches by twenty-four (24) inches. Signs may be displayed no more that 30 days prior to the election and must be removed within 5 days after the election. Hand-lettered political signs are not permitted."

## **"State of the Association" Report Given at Annual Meeting**

Thanks to everyone who participated in this year's annual meeting held at the Oxford Senior Center on June 16. A report on the Brookside Estates Homeowners Association Reserve Fund was given to those in attendance. Engineering reports have been commissioned twice in the past decade – by Kipcon in 2004 and by Reserve Advisors in 2007. These reports have both recommended a Reserve Fund balance of at least \$100,000 to cover the replacement costs of capital items such as sidewalks in the open areas, erosion control, and drains and other structures in the retaining basin. The following graphic shows how the balance in the Brookside Estates HOA Reserve Fund has been rising steadily over the past 5 years.

### **Brookside Estates Reserve Fund Performance**



These numbers were taken from the audits and Federal Tax Returns for the Association from 1994 to the present. It should be noted that from 1994 to 2002 there were no annual dues, because the developers were still handling the costs of maintaining the Common Areas. During this time, as each Homeowner came into Brookside Estates \$100 was collected and placed in the Reserve Account. When control was turned over to the Members of the Association, annual dues were necessary to cover the costs of cutting grass in the open spaces, removal of snow from open space sidewalks, insurance for the Association, legal expenses, and funding the Reserve Account. By working to keep the Association costs low, the current Board of Directors has been able to reduce annual dues every year since 2008, while still building up the Reserve Account. Reserve Account funds are held in a Money Market account and a Certificate of Deposit through National Penn Bank. Assets are liquid enough that funds can be withdrawn as needed to cover capital expenses. As of June 2010, the Reserve Account balance was \$61,973.

**More Information from the Annual Meeting**

The budget amendment to the Declaration passed with 91% of Brookside Estates Homeowners Association Members voting in favor. The question put forth was:

*Do you favor modifying the Declaration of Restrictions, Covenants, and Easements for Brookside Estates, Article VI Covenant for Maintenance Assessments, Section 2. Method of Assessment to have the following statement added:*

*"The Board of Directors may not increase the amount of any general assessment by more than 20 percent above the immediately preceding fiscal year's general assessment without the approval of sixty-six (66%) percent of the votes of all Members cast in person or by proxy at a HOA meeting duly called for this purpose."*

The change is being filed with the Chester County Recorder of Deeds.

**Little Changes Can Make A Difference**

One way you can help keep the Brookside Estates Homeowners Association costs down is to opt to receive the Association newsletter via email. This cuts the expense of printing and distributing the newsletter, and helps the environment by saving paper. Signing up for the email version is easy! You can either drop us a line with your name and email address through the "Ask the Board" link on our website (**www.brookside-estates.org**) or send an email directly to: *brookside.treasurer@gmail.com*. Please note: email addresses are kept in confidence and not shared with any 3<sup>rd</sup> party!



Downtown Oxford gift certificates – available in \$10 and \$25 increments. Good at a large number of downtown businesses. A great idea for gift giving that helps out local merchants. For more information visit:

[www.oxfordmainstreet.org/gift\\_certificates.html](http://www.oxfordmainstreet.org/gift_certificates.html)