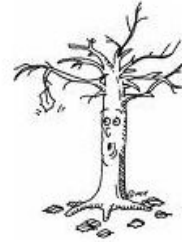




Brookside Estates HOA  
**FALL 2007**  
Newsletter



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?

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 at (610) 220-8743

**IMPORTANT NOTICE**

*In the past few months several complaints have been received regarding unknown persons photographing Brookside Estates properties. The HOA Board has not been involved in these incidents. If you see suspicious activity of this nature, please contact the Oxford Police at (610) 932-2500 or, if the event occurs after regular business hours call 9-1-1. Try to get a description of the individual or individuals involved, as well as a license plate number of any vehicle that may be associated with the culprits. Thanks for helping to keep our neighborhood safe!*



## **Website Committee Being Formed**



*A number of people have expressed an interest in helping with the Brookside Estates HOA website. If you'd like to be on the website committee, just come to the November 15, 2007 HOA meeting at the Oxford Public Library to get more details and sign up. It's a great way to get involved with the community!*



### **Update: Speeding Problem on Brookside Estates Roadways**

*Residents have expressed concern with the rate of speed at which some vehicles drive through Brookside Estates. The problem seems to be especially bad on W. Hillside as vehicles exit Rte 472. One of our neighbors volunteered to attend the September 6 Public Works Department meeting to bring the issue to the attention of the Borough of Oxford. At the meeting, Oxford Police Chief John Slauch and Public Works Department Director Thomas Hindman, Sr. suggested a number of things that could be done to remedy of the problem. One idea was the placement temporary speed bumps on W. Hillside near Sebastian. These were in place for about a week. Mr. Hindman was later contacted about the status of the speed bumps, and he stated that quite a few people complained about them and he was ordered to have them removed. It was his understanding that the Borough Council would be discussing the placement of stop signs on W. Hillside at Sebastian, making the intersection a 3-way stop. Updates on this project will be provided as they become available. In the meantime, PLEASE OBEY THE SPEED LIMIT ON OUR NEIGHBORHOOD Streets. Don't put a child's life at risk by driving irresponsibly!*



*"The ornament of a house is the friends who frequent it."  
Ralph Waldo Emerson*



## **Tips for Selling Your Home in a Slow Real Estate Market**



Everywhere you look these days there's news of the housing market slowing to a crawl. There are millions of houses on the market right now, many in foreclosure due to the "sub-prime lending" fiasco. But by following a few guidelines, you can increase your chances of selling your home in a reasonable time. **The following suggestions come from CNNMoney.com:**

### *1. Check your home's "curb appeal."*

*Mow those shaggy lawns and give the shrubs a buzz cut. Keep your gardens neat and healthy, and repair visible damage. Always keep junk, including trash barrels, out of sight.*

*Next, turn your attention to the house's exterior. Freshen up trim and touch up concrete steps. Give the front door a new coat of varnish or paint and toss that old, rusty mailbox in favor of a sleek, modern one.*

### *2. Clear the clutter inside*

*Inside, personal touches have to go. "You want the buyers to think of it as their home," said Gould, "not someone else's." Get rid of family photos, diplomas, trophies, and souvenirs.*

*Get rid of excess furniture. "You don't want them bumping into a bureau and thinking that the bedrooms are too small," said Gould.*

*She also says dark and dinghy interiors turn off buyers. Brighten up interiors with better lighting and fresh coats of paint.*

*While you're at it, make sure to finish all the annoying little fix-it things that you've neglected. You've lived with these flaws for months (years) but nobody else wants to see them. Replace cracked light switches, spackle those dents in the wall, and fill in those baseboard gouges.*

### *3. Don't skimp on look and feel*

*If you've already moved and your furniture is gone, rent some. There's a reason that developers show model homes furnished. People envision themselves living there much more readily if there are attractive, cozy furnishings.*

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#### *4. Adios Fido*

*One of the toughest hurdles for some houses to overcome is passing the "smell test." Keep your house free of pet messes and odors. If possible, keep Fido and Bootsie out of sight during showings.*

*Don't let anyone smoke in the house and keep the garbage disposal and drains clear and the cans emptied.*

*Thompson says many agents carry a bottle of vanilla extract. "You put a little on a light bulb, turn the switch and the vanilla heats up and disperses," he said.*

#### *5. The right person for the job*

*Besides improving the house's allure, homeowners should be pro-active when choosing their realtor. Most sellers will ask friends, relatives, and neighbors for recommendations. Now you can also get help on the Internet.*

*One Web site, Homethinking.com, enables consumers to punch in their home town or zip code to generate a list of real-estate brokers in their area. Consumers can view the properties agents have sold, how much the final sale price differed from the original asking price, and what their clients say about the jobs they did.*

*"There are 50 percent more realtors out there than five years ago. This service throws a light on the exceptional ones," Homethinking's CEO Nick Scevak said.*

*Another new Web site, Hungryagents.com, helps consumers save money by finding agents who will offer their services at a discount. Sellers can register their properties online and invite realtors to bid for the right to represent them.*

*For those sellers who want to cut out commissions altogether and have the time, the expertise, and the stomach to handle the sale themselves, there is a lot more help available. Web sites like ForSaleByOwner.com publicize listings to a much wider audience than used to be possible.*



#### ***Did you Know.....***

*A recent Michigan State University study found that depending on where the house is located, high-quality landscaping adds 5 percent to 11 percent to its price.*

*Source - CNNMoney.com*

## ***In the Garden***

*Fall is the time to clean up the yard and to get things ready for next Spring. A list of "to do" items includes the following:*

### *Lawn*

*•Fertilize lawns (1 pound N per 100 sq.ft.) to promote root growth and encourage early green-up in the spring.*

### *Trees and shrubs*

*•Wrap thin-barked trees (such as maple) with paper or plastic to protect them from sunscald or frost cracks.*

### *Flowers*

*•Remove diseased foliage from iris and peonies to prevent problems next year.*

### *Houseplants*

*•Stop fertilizing houseplants until spring.*

*Make sure your lawn mower has been "winterized":*

- 1. Empty the fuel tank*
- 2. Drain the old oil*
- 3. Clean the underside of the mower to remove old grass and dirt*
- 4. Clean or replace the air filter*
- 5. Refill the oil tank with fresh oil (leave the gas tank empty until you're ready to mow in the Spring)*

*And remember - don't blow leaves into the street! They block storm drains which causes everyone trouble. Be considerate and bag them for disposal.*



## ***Did you Know.....***

*The weeds that grow on the street side of the curb are also your responsibility. Take a minute to apply weed killer and keep your home looking its best!*

## **The Recipe Box**

Apples are in season, and what better way to make the house smell wonderful than to bake a fantastic dessert that the entire family will love. This recipe is quick and easy.

Apple Crisp

### **INGREDIENTS:**

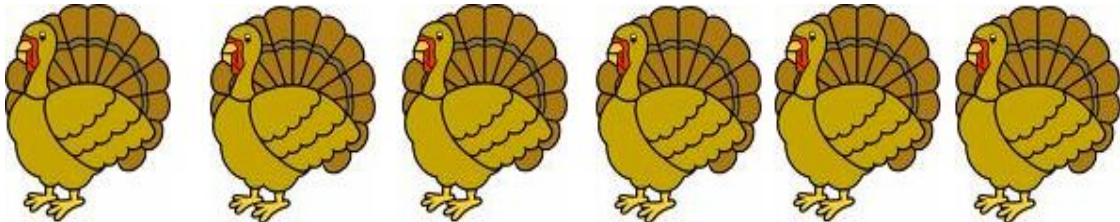
5 cups tart apples, peeled, cored, and sliced (about 12 apples)  
2/3 cup sugar  
3 Tbsp. flour  
1 tsp. cinnamon  
1-1/2 cups brown sugar  
1 cup butter, melted  
1-3/4 cups flour  
2 cups quick oats

### **PREPARATION:**

Preheat oven to 350 degrees F. Place sliced apples in a 13x9" glass baking dish. In small bowl, mix together 2/3 cup sugar, 3 Tbsp. flour and cinnamon. Sprinkle over apples.

In large bowl, mix together remaining ingredients until crumbly.

Sprinkle over apples in baking dish, pressing down to work crumb mixture into apples. (Dish will be very full). Bake at 350 degrees for 50-60 minutes or until apples are tender, *mixture is bubbly, and topping is browned. Let cool at least 30 minutes before serving. Serve warm with ice cream. Serves 10*



*"A house is a home when it shelters the body and comforts the soul."*  
*Phillip Moffitt*