

**Brookside Estates HOA
Summer 2011
Newsletter**



The next scheduled Brookside Estates HOA meeting will be held on Wednesday October 19, 2011 at 6:00 pm at the Oxford Public Library.



Thanks to everyone who participated in this year's annual meeting held at the Oxford Senior Center on June 15. For those who couldn't attend in person, here are some of the highlights:

Doris Trader-Moulden, Jennifer DiNunzio, and Kathy Curry were elected to 3-year terms on the Brookside Estates Homeowners Association Board of Directors. David MacQuaid did not seek another term on the Board so that he can spend more time with his family. David was thanked for his hard work and service over the past 5 years.

Brookside Estates HOA Board of Directors

President

Doris Trader-Moulden - Conducts Board meetings, oversees all Board duties & projects.

Secretary/Treasurer

Peny Ward- Monitors HOA finances, records and keeps the minutes for all Board Meetings.

Member

Louis Alexander- Helps with miscellaneous projects.

Member

Kathy Curry - Helps with miscellaneous projects.

Member

Jennifer DiNunzio - Helps with miscellaneous projects.

Mark Your Calendar:

Thursday August 11 – Herr's Bike Night

Herr's in Nottingham, PA. 5 pm to Dusk. Bike contest, music, food, door prizes. Call (610) 932-9462 for more information.

2011 HOUSEHOLD HAZARDOUS WASTE EVENT

*Saturday, September 10, 2011 9:00 – 3:00PM New Garden Maintenance Building
8934 Gap Newport Road Landenberg, PA 19350
NO COMPUTERS ACCEPTED*

Saturday September 24 - Oxford Run

5K Run, Walk, and Dash. Starts at 9 a.m. Contact Oxford Mainstreet, Inc. for more information 610 998-9494.



REMEMBER – Above Ground Pools ARE NOT PERMITTED in Brookside Estates!

From the Brookside Estates Homeowners Association Rules and Regulations:

Pools

1. As stated in the Brookside Estates “Declaration of Restrictions, Covenants, and Easements” Article VIII, section 10, “no above-ground pools shall be placed on the premises.” For the purposes of this section, an above ground pool shall be defined as any structure, basin, chamber or tank containing an artificial body of water for swimming, bathing, diving, relaxation or recreation; with or without filtration or lighting systems; with or without a diving board, decking or adjacent facilities; having a total vertical height of twenty-four (24) inches or more and/or a diameter of five (5) feet or more.
2. This section shall not prohibit kiddie pools or wading pools, to be defined as “any structure, basin, chamber or tank containing an artificial body of water for swimming, bathing, diving, relaxation or recreation; without filtration or lighting systems; without a diving board, decking or adjacent facilities; having a total vertical height of less than twenty-four (24) inches and/or a diameter of less than five (5) feet.
3. To avoid stagnation and avoid the breeding of mosquitoes, kiddie pools must be emptied periodically. When empty, kiddie pools should be stored indoors or behind the Member’s property.



Borough of Oxford Code of Ordinances are now available online! You can review all ordinances at www.keystatepub.com . Click on the "Codes of Ordinances Online" button on the right-hand side of the page. You can search the ordinances by phrase ("weeds", for example), or by municipality from the drop-down list.



Reminder – Please don't blow grass clippings into the street! This is a Borough ordinance. Grass clippings and other lawn debris in the street end up in the storm drains, and that causes problems for all of us when we have heavy rains. Please be considerate and blow grass clippings back onto your lawn, or sweep them up and dispose of them in trash bags. **Also, do not dump grass clippings and yard waste along the creek or in the open space!**



Need to contact the Brookside Estates HOA Board of Directors?



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

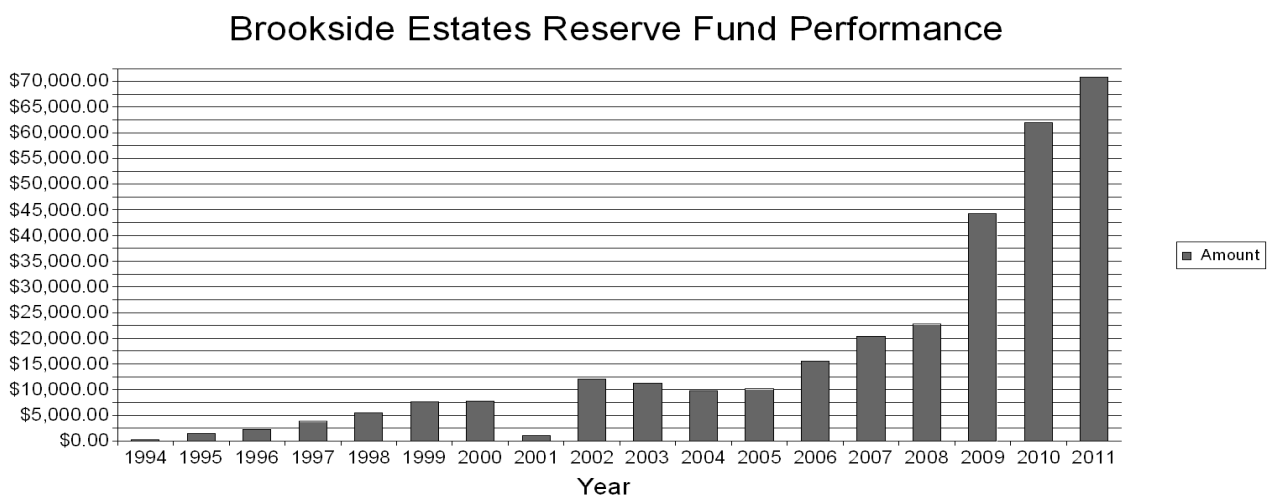
Brookside Estates HOA
P.O. Box 36
Oxford, PA 19363

or

3. Give them a call:
Doris Trader-Moulden, President - (610) 547-7012
Peny Ward, Secretary/Treasurer - (610) 220-8743

"State of the Association" Report Given at Annual Meeting

A report on the Brookside Estates Homeowners Association Reserve Fund was given to those in attendance at this year's Annual Members Meeting. 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 6 years.



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 2011, the Reserve Account balance was \$70,860.