

BRAEBURN VALLEY NEWS

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BRAEBURN VALLEY
HOA

AUGUST /
SEPTEMBER 2009

BOARD OF DIRECTORS:

Ruth Hurst—President/
Newsletter/Security/
Block Captain/Alleys
(713) 776-2760

Lane Johnston—Vice
President/Telephone/
ACC/Block Captain
(713) 771-9756

Carol Anderson—
Secretary/Block Captain/
Social
(713) 771-8544

Gabriel Chavez—
Treasurer/Website
(713) 524-1720

Jimmy Gabriel—Trash
(713) 774-7796

Vallarie Fisher—Social
(713) 777-1427

Charles Ramirez—Pool/
Block Captain/Alleys
(713) 772-9766

Michael Hatley—
Website/Block Captain/
Security
(713) 772-4613

Gary Jennings—Mosquito
(713) 981-7371

Armando Franco—Flood
(713) 981-4434

PRESIDENT'S MESSAGE

Fourth of July Celebration Parade and Party at the Pool

What a great time everyone had at the Fourth of July event. Our thanks to Beverly Harris and all her volunteers for such a great party. Everyone enjoyed the food and the watermelon toss. If you were not there, you missed a lot of fun.

URGENT NOTICE AND REMINDER TO ALL RESIDENTS

The month of July was a very active month in Braeburn Valley and surrounding subdivision for solicitors.

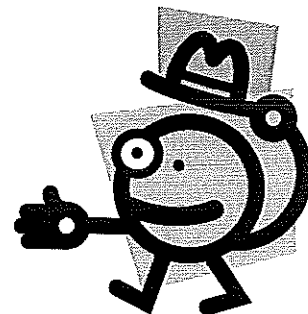
Despite the fact that most of our neighborhoods are deed restricted and prohibit solicitors, quite a few were very aggressive and defied our local security's instructions to leave our neighborhood.

Please, please everyone **DO NOT OPEN YOUR DOOR**. If they ring your bell, call security at 713-778-1233 and report as soon as possible so security can follow and know who is in our subdivision.

Some of the latest solicitors say "we are not selling, we are giving away free signs". Please remember **NOTHING IS FREE**.

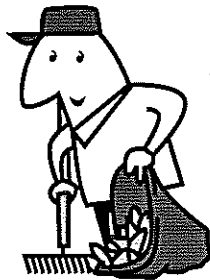
For your safety, we hope you will try to help us by reporting anything unusual in our neighborhood by calling our security or HPD.

Thank you,
Ruth Hurst, President



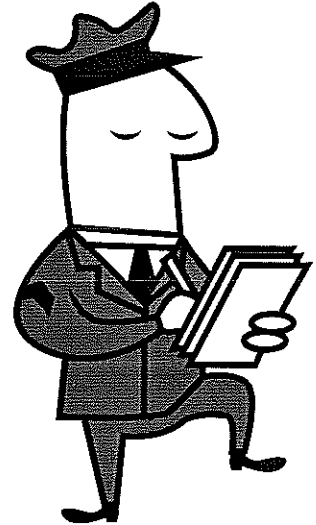
YARD OF THE MONTH**JULY 2009****Wally and Norma Casas of
8407 Braesview****AUGUST 2009****Bill Feldner and Randall Mitchell of
8126 Braesdale****ALLEYWAY VOLUNTEERS**

If you live on an alley and can help the committee with getting the numbers put on all the houses in the alleys, we would greatly appreciate the help. This is a one time only commitment. The numbering of the houses has many purposes, safety, sewer line reporting and clean up of the alleys. So far, three- (3) alleys have been completed.

**BRAEBURN VALLEY AD
HOC COMMITTEES****ACC**—Bill Cook, Michael Elwer, Peter Lunde, Wanda Mommsen, Richard Rabe**Beautification**—Chair Bill Thomas**4th of July Parade & Cook Out**—Chair Beverly Harris**Swimming Pool Daily Attendance &****Overseeing**—Chair Shirley Burkum**Holiday Decorating Contest**—Chair Mary Lee Cook**BV ACTIVITY REPORT FROM
PROMINENCE SECURITY****6/1/09—7/31/09**

Here is information provided by security for the month of July and August 2009:

Alarm	11
Animal	4
Criminal Mischief	1
Housewatch	8
Information	2
Juvenile	2
Loud Music/Noise	4
Solicitors	14
Speak to Officer	2
Sus. Activity	1
Sus. Person	6
Sus. Vehicle	4
Theft	2
Total	25

**FRIENDLY REMINDER!**

It is always a good idea when leaving your home to set the alarm (if you have one) even if you are just running to the store. This is a good way to deter any burglary or theft of property when not at home.

PROMINENCE SECURITY**(713) 778-1233**

CALENDAR OF EVENTS FOR BRAEBURN VALLEY 2009

October—National Night Out, October 6, 2009. 6:30 p.m. until 8:30 p.m. at the pool.

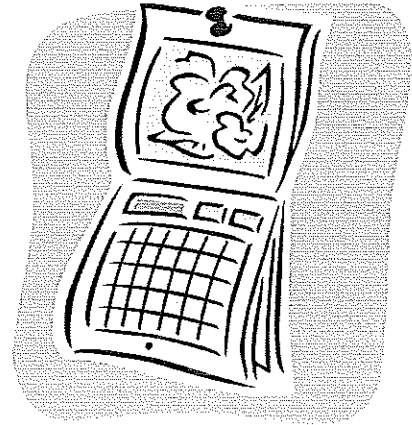
October—Annual Homeowners Meeting, October, 29, 2009. 7:30 p.m. until 9 p.m.

December—Holiday Decorating Contest, Date to be determined.

January—Your assessments are due January 1, 2010.

February—Assessments are delinquent as of February 1, 2010.

April—Annual Spring Homeowners Meeting, Date to be determined. 7:30 p.m. until 9 p.m.



CITIZENS NET—

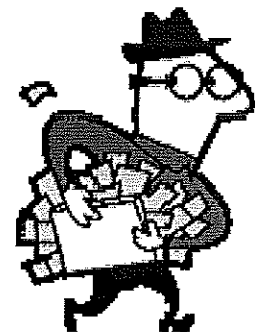
HPD Announces First Phase of Crime Monitoring Website

In an effort to increase public safety and crime prevention awareness in Houston, the Houston Police Department (HPD) has launched the first phase of a new interactive crime tool for citizens.

The goal of this new crime statistics website is to keep citizens informed of crime occurring in areas where they live and work and to help HPD in solving crimes.

Users can track and map crime trends in neighborhoods throughout the city. Search for incidents, occurring as far back as 30 days or as recent as 24 hours by address, city council district, police beat, super neighborhood or zip code.

For additional information about the site, please contact HPD Public Affairs at 713-308-3200.



LIMITED TIME ONLY: AN OPPORTUNITY FOR ONLY 5 HOMEOWNERS

That is correct, only 5 homeowners will have a unique opportunity and it is for a limited time only. Each year, under normal circumstances, the Braeburn Valley Homeowners Association has 5 board positions that are open. Each member of the 10-person board serves for a 2 year term. Elections are held at the annual homeowners' association meeting every October.

Being elected to the Board of Directors of the BVHOA is a good way to give back to the community but it is not a position that should be entered into without some understanding as to what is required. The Board is responsible for protecting the value of the 534 homes in the association, which have an estimated aggregate market value of \$100,000.00. This does not count the value of the amenities such as the swimming pool, alley ways, street lights, utilities, drainage, sidewalks, streets, etc. which we all take for granted.

The Board has a limited source of operating funds from the assessment of dues which are approximately \$1.00 per day per house. If all dues were collected in a timely manner, this would be \$194,910.00 per year. These finite funds must be allocated to a wide variety of usages including, the enforcement of deed restrictions, specials requests, safety issues, crime, compliance with all city, stated and federal laws, disputes between neighbors, plus an array of many unusual issues too numerous to enumerate. All of the actions of the Board must be dedicated to enhancing the members' quality of life in the subdivision and the retention of the value of our collective \$100,000.00 investment.

Before you decide to run for the Board, I wish to point out some of the things you should consider.

First, service on the Board is a serious responsibility and takes a substantial amount of time. Historically, there have been some elected members that lose interest after the first Board meeting, stop attending and have to be replaced. The Board has also experienced elected members that can not seem to find the time to handle their assigned responsibilities and have an excuse for every failure to act. BVHOA does not need the distraction of these types of elected members in the future.

Second, there are no monetary rewards and very few accolades from any source. Do not expect the 80% silent majority of the BV homeowners to give you any accolades for doing a good job. However, you must certainly be prepared for the caustic criticism from the vocal 20% minority that will disagree with almost any action of the Board. These critics tend to have very limited constructive suggestions, if any.

Lastly, I have served on civic boards and committees for most of my professional life and I can attest to the fact that the 80/20 rule applies. That is 80% of the work is done by 20% of the elected members.

If you wish to contribute time and work to the BVHOA to make this a better place to live, help protect our quality of life, retain our \$100,000.00 investment, please think about it. If you wish to be part of the 20% that does the work, then evaluate your circumstances and make a commitment to stand for election to the Board of Directors this October.

William Thomas

Email—williamthomas99@hotmail.com

REPUBLIC WASTE—281-446-2030

You may call them with any trash complaints as well as contacting AVR Management.

SWIMMING POOL RULES

Each and every homeowner was mailed a copy of the rules and regulations for the BV swimming pool. These rules were written to maintain the safety of all that use our pool.

We are asking each and everyone to review them once again and share with your children these important instructions.

We are asking all residents that make use of the pool to report any rule breakers to our lifeguards. This is for the safety of all concerned.

While it maybe fun to engage in horseplay in the pool, make sure you do not intrude upon another family's space.

No Alcoholic Beverages Allowed on the Pool Grounds.

BV WEBSITE

Over the last couple of months, we have been working to implement a Forum on the BV website to encourage discussion among BV homeowners. We began with an open to the public forum but the same sort of folks that spam emails spammed our forum with advertisements and the like.

We tried cleaning it up as it happened but when it got to 10 spam posts per day, we had to go another way.

So the Board has decided on a password protected web forum so our community is not bombarded with this frivolous span.

The web forum is located at <http://braeburnvalley.com/forums/>

You will see the "Register" link prominently. Click that and enter your name and password—which only you will have access to. It is encrypted, safe and easy.

Once this is done, you will see a forum called "Property Owners—Restricted". This is where our main discussion will be located. It requires a password, different than your registration password.

To keep it simple, we have used our zip code, 77071. Enter "77071" there (without quotes) and you will have all the access you need to view and post and we welcome you to do so.

If these instructions are unclear or you run into a problem, please don't hesitate to email me at michael@hatley.org and I'll help you get the access you need. It's not as hard as it sounds once you have done it once and its worth it to build a secure, private forum for homeowners where we can discuss the issues that affect our families, our property values and our community.

Michael Hatley, Webmaster

NATIONAL NIGHT OUT

Please mark October 6, 2009 on your calendar. Please join us at the swimming pool for PIZZA and meet our local HPD officers, as well as meeting new neighbors. This year Houston is having our National Night Out in October, hoping it will be cooler. See you there!



BRAEBURN VALLEY HOMEOWNERS ASSOCIATION, INC.

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