

BRAEBURN VALLEY NEWS

PUBLISHED BY THE
BRAEBURN VALLEY
HOA

JUNE /
JULY 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

POOL OPENING—GREAT TURNOUT

Saturday, May 23rd our pool opened for Memorial Day weekend. What a great turn out, we had all three days. On the 25th, our Social Committee provided grilled hot dogs, cookies and drinks for all. Everyone enjoyed our new pool. The number of children that turned out was amazing. Everyone is looking forward to a summer of fun.

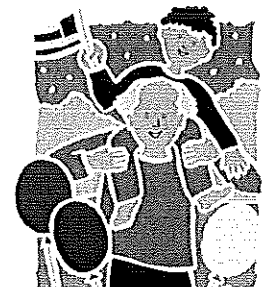
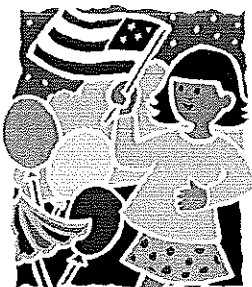
If you plan on swimming this summer please if you have not sent in your application (that was in the last newsletter) to get your new pool tag. Please apply as soon as possible to AVR Management. The lifeguards have instructions not to allow **anyone** into the pool without a pool tag (no matter if they know you or not). If you forget your pool tag, please go back home to get it. Please do not engage the lifeguards in conversations if there are swimmers in the pool. These are the rules. We had problems last year with non-residents trying to use our pool. We are asking our residents to please respect these rules. They have been made for a reason.

Thanks everyone for your cooperation.

4th of July Celebration Parade & Party at the Swimming Pool

The annual BV 4th of July parade will line up in the 8000 block of Twin Hills at 11 a.m.

The parade will head west on Twin Hills to the swimming pool. There will be prizes for the best decorated ??????in the parade. Come watch the parade and later join us for hot dogs and goodies. Hot dogs served after between 11:30 a.m. to 1:30 p.m.



YARD OF THE MONTH**MAY 2009****Charles Thomas of
8411 South Braeswood****JUNE 2009****Kitty Turney of
8307 Burning Hills****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.

**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 &

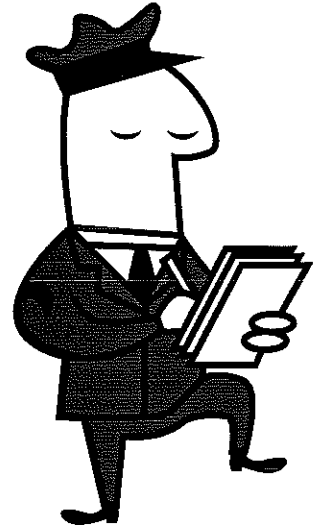
Overseeing—Chair Shirley Burkum

Holiday Decorating Contest—Chair Mary Lee Cook

**BV ACTIVITY REPORT FROM
PROMINENCE SECURITY****5/1/09—5/31/09**

Here is information provided by security for the month of May 2009:

Alarm	5
Animal	3
Burglary	1
Criminal Mischief	3
Gunshot	1
Information	2
Loud Music/Noise	2
Solicitors	4
Speak to Officer	1
Sus. Person	2
Sus. Vehicle	1
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

July—4th of July Parade and Cookout at pool. Beverly Harris—Chair.

September—Labor Day, September 7, 2009 the pool will close for the year.

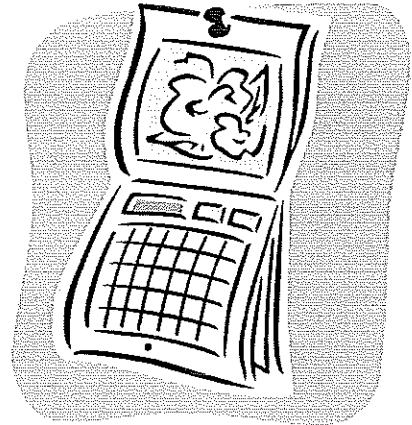
October—National Night Out, October 6, 2009. 6:30 p.m. until 8:30 p.m. at the pool.

October—Annual Homeowners Meeting, Date to be determined. 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.



BRAEBURN VALLEY DELINQUENT ACCOUNTS

A recent review of Braeburn Valley HOA's ("BV") records revealed that a very small number of homeowners owe a disproportionate share of BV's delinquent account total for unpaid homeowner's assessment fees. A summary of the findings is as follows:

Braeburn Valley Delinquent Accounts by Amount Owed

Category	Number of Households	Total Owed	% of Total
Greater than \$1,000	11	\$32,173	51.2%
Between \$1,000 & \$500	13	\$12,245	19.5%
Less than \$500	60	\$18,435	29.3%
Totals	84	\$62,853	

We understand that economic circumstances are difficult, but we must collect our fees in order to continue to provide services such as garbage disposal, security patrols, and pool maintenance. Since delinquent accounts create shortfalls in BV's budget and collection efforts increase our costs, we encourage homeowners to rectify delinquent accounts as soon as possible. Due to these collection costs and an inability to determine the validity of each request, BV will no longer be waiving any fees associated with delinquent accounts. Instead, BV has authorized AVR Management to negotiate payment plans with homeowners. If you have a delinquent account and are unable to pay your entire balance, please contact AVR Management at (281) 481-8062. BV has authorized AVR Management to negotiate payment plans with homeowners and we hope that all delinquent accounts can be rectified on mutually agreeable payment terms.

HAVE YOU NOTICED THE NEW BV BEAUTY SPOTS

I hope some of the BVHOA residences and other individuals that drive along South Braeswood between Brae Bayou Blvd. and South Gessner have noticed the plantings that have taken place.

The first new project of the Beautification Committee was the conversion of the "fountain" in the 8500 block of South Braeswood on the north side (the Bayou side) of South Braeswood adjacent to the State Farm Insurance office. Some time in the fountain's 40 plus years history someone had filled the "fountain" with a sandy loam soil. Jim Carithers and I removed about 6 inches of the dirt and weeds from the soil that was in the fountain. I had a vision for it to grow Bougainvilleas that would cascade over the side and appear to be one big bowl of blooms. My wife, Mary, had additional suggestions. We combined them and planted the Bougainvilleas and a Houston Pride Holly tree, 4 Yucca plants and 3 Blue Sage bushes. Then Diane Morgan donated from her yard some Mexican Petunias, which serve as a ground cover. Then the project started to take shape.

Diane and Jim then went to work on the "beauty spot" on the bayou side across the street from the intersection of Braes Creek Drive. There were a few plants in the "beauty spot" but Diane purchased several rose bushes, got donations from other neighbors, purchased a blue plumbago, added ground cover, plus some fern. After viewing their work, she purchased additional plants and got additional donations.

Jim Carithers started transporting water from two of the homes at 8403 and 8407 South Braeswood across South Braeswood with buckets and a wheel barrow to keep the plants alive. Commissioner Steve Raddack's maintenance crew added the projects to their water truck rounds and have been watering twice a week until the plants get established.

Encouraged by what they saw, Diane and Jim started work on the next "beauty spot" just east of South Braeswood at about the 8200 block. Here, Diane purchased additional plants and received donated plants from neighbors. Jim transported water initially to keep the plants alive until county water arrived. As they looked at their projects, they continued to purchase and accept donated plants to add to the "beauty spot" until they are full of projects. Now all that is need is time and some rain. The county is continuing to water at the current time.

We are currently working on trying to get a water source at the beauty spots. We have a tentative offer for a donation of rough mulch form the Ike tree damage stock pile. Water and mulch will determine the future of the existing beauty spots.

There are 3 other "beauty spots" that could be adopted by some individuals that wish to make a contribution to the beautification of the Braes Bayou side of South Braeswood. These 3 spots are located at Braes Bayou Blvd., across from Murray Brook Drive and across from Braes Forest Drive. There are no prerequisites for volunteering. Just send me an email at williamthomas99@hotmail.com and you can get started.

Please note that no BVHOA money has been spent in the work on the Braes Bayou side of South Braeswood.

William Thomas

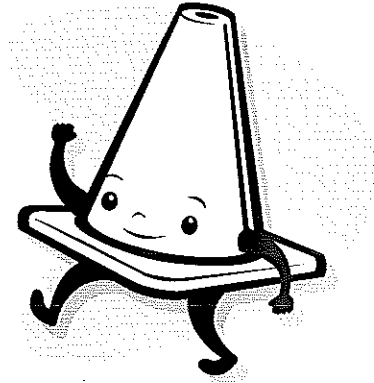
Volunteer Chairman of Beautification

Email—williamthomas99@hotmail.com

NATIONAL SAFETY MONTH

Braeburn Valley HOA is encouraging all of our residents to observe National Safety Month by making sure your home is safe.

Please check your smoke detector batteries. The batteries might need replacing. Check your alarm system to make sure it is working properly. If you have small children, check to make sure you have a poison free home (adult medicines included). Make sure you have all emergency numbers available for yourself as well as the children.



**BRAEBURN
VALLEY
HOMEOWNERS
ASSOCIATION,
INC.**

c/o AVR Management Consultants, Inc.

12929 Gulf Freeway, Suite 320

Houston, TX 77034

(281) 481-8062

(281) 481-8099

www.braeburnvalley.com