

July 15, 2001

Volume 1, Issue 1

Bryn Mar Bramble

Our New Address:

P.O. Box 271207
Flower Mound, TX
75027

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Transition Board Named, Begins Work

The Bryn Mar Homeowners' Association Board is currently a Transition Board, meaning that they were appointed by the developer and will serve until the January 2002 elections. They will work to ensure a smooth transition to a community-operated homeowners' association.

Currently, your board is focusing on:

- Arranging an open meeting, scheduled for August 6th (see details in the article below)

- Setting up committees, including the Architectural Review Board, Social Committee, etc. (see article on page 4)
- Working with Neighborhood Management, Inc. to take over the operations of the HOA.
- Revising the HOA documents to eliminate errors and vagueness.

Your Transition Board is comprised of the following individuals:



Seasonal flower beds near the Bryn Mar entrance on Lake Forest Drive

- Nolan Brawley
- Sara Bowling
- Keith Markham
- John Hooper
- Brian Earley
- Betty Morrison
- Patty Dillon

Documents to Review Prior to the Meeting:

- Covenants, Codes and Restrictions
- Bylaws
- Articles of Incorporation
- ARC Form

... and all other documents available at www.brynmar.org

Open Meeting Set for August 6, 6:30 pm

The first open meeting has been scheduled for August 6, 2001 at the Town of Flower Mound Library located at 3030 Broadmoor Lane. The meeting will start promptly at 6:30 pm, and should last approximately

two hours. The purpose of this meeting is to educate Bryn Mar residents about the new board, discuss various documents and processes, and answer any questions.

Prior to the meeting, you should review the

HOA documents (available at www.brynmar.org), and submit any questions for the Q&A Session to info@brynmar.org.

A reminder card and map to the facility will be distributed in late July.

Architectural Review Committee Outlines Process

PURPOSE

The Architectural Review Committee's (ARC) purpose is to ensure that all structures, buildings, fences, or walls erected, placed or altered on any lot conform and are in harmony with existing improvements in the neighborhood as well as the Town of Flower Mound's building code.

PROCESS

Persons desiring to construct or alter homes, buildings, fences, or walls **MUST** submit the plans and specifications

to the ARC for approval.

Such items specifically include **but are not limited to:** sheds, cabanas, accessory buildings, pools, decks, patios, gazebos, fences, etc. Please send an email to info@bryanmar.org if you have any questions about possible inclusions.

The ARC Form is available at www.bryanmar.org/docs.htm. This document outlines the instructions for submitting a review request as well as the review process.

After the request has been submitted to the ARC, a 2/3 vote is required to approve or reject an improvement. Should your request be denied, you may appeal to the HOA Board, who will settle the dispute with a final majority vote.

COMMITTEE MEMBERS

- Jennifer Bates, 2104 Lamplighter Dr.
- Debby Cook, 1712 Beretta Dr.
- Sara Bowling, 2105 Morgan Dr.



Want to build an accessory building, pool cabana, shed, etc.? Be sure to follow the Architectural Review process.



"Ladies' Lunch Day Out" is open to all women of the Bryn Mar community

Monthly Luncheons Resume Aug. 24th

According to Betty Morrison:

"Starting again in August, the **4th** Friday of every month is designated Ladies' Lunch Day Out. No children are invited. We usually meet at 11:30 in the Heather Ridge cul-de-sac to see how many vehicles we need and then carpool to the restaurant. We try to go to a different

one each time. Sometimes we make a whole day of it and meet at 9 AM and are home by 3 PM. This is normally decided a month in advance. We usually hit a mall or something that is not close to Flower Mound.

"The luncheon is open to all the ladies of Bryn Mar. The current call list is the ladies with an * next

to their name in the directory. Most of these women do not work outside of the home or do not work on that particular Friday."

Please contact Betty at wisker5@aol.com or (972) 355-3802 to be added to the call list.

Summer Noise, Watering Guidelines in Place

Per the Town of Flower Mound's Water Conservation Document, "users are requested to refrain from lawn and garden watering, or irrigation, between the hours of 8:00 am and 6:00 pm."

Failure to do so may result in more restrictive watering guidelines (imposed by the city), or even fines.

You can read more about Flower Mound's watering rules at www.flower-mound.com.

Several of your neighbors have noticed that your outdoor speaker systems or backyard stereos are somewhat intrusive into their private spaces.

While we all understand that summer means outside

activities, please be understanding of people not enjoying your fun.

Keep all music at a level that does not reach past your fence lines. When in doubt, ask your bordering neighbors what volumes are best for them.

We all have to live together for a long time; let's all do our part to think of others.

Per the Town of Flower Mound's summer watering guidelines, DO NOT water your lawns between 8:00 am and 6:00 pm.

New Website Up, Useful Features Within

If you have access to the World Wide Web, you can now access the HOA website at www.bryanmar.org.

The site contains valuable information such as current news, meeting minutes, community activity, and discussion boards. There is a page for downloading HOA documents such as the CC&R, Bylaws, budget, and forms such as the Architectural Review Committee Plan

Submission form. Furthermore, you can find information regarding who your neighbors recommend for household services such as housekeeping, babysitting, fence sealing, etc.

Eventually the site will become more robust as the community assists with its construction. To help, you can submit news items, photographs, or ideas for the site to info@bryanmar.org. Soon we will have contests

for landscaping, volunteering, etc., so check the site often.

The site was created and is maintained by Sara Bowling (2105 Morgan Dr.), who is also responsible for this newsletter. Please direct all comments relative to the site, this newsletter, or ways in which you would like to become involved with the Bryn Mar community to Sara at info@bryanmar.org or 972-691-7464.



How to Obtain a HOA Directory

Betty Morrison maintains and distributes the HOA Directory

Betty Morrison maintains the HOA Directory. Please contact her to obtain a copy.

To add your family's information, please email Betty with the following information:

- Your full name, as

well as the full name of your spouse

- Your children's names and ages
- Your address, telephone number(s), email address(es)
- Any interests or hobbies (gardening,

bunko, pet sitting, etc.)

Betty will also process any changes or updates to your personal information.

Betty can be reached at wisker5@aol.com or (972) 355-3802 .

HOA Assessments Due July 31st

The most recent invoices for the HOA assessments due July 31st were mailed on July 2.

For further information, please refer to the **Declaration of Covenants, Conditions and Restrictions**, Article III, Section 3.6: "Date of Commencement of Assessment Due Dates" (page 5). This section outlines the \$500 annual assessment, collected in two \$250 payments.

If you need a copy of this document, you can visit www.bryanmar.org/docs.htm.

**Don't Forget!
HOA Assessments
are due July 31st!**

**Mail them to:
P.O. Box 1567
Allen, TX 75013**

**Bryn Mar
Homeowners' Association**

P.O. Box 271207
Flower Mound, TX 75027

We're On the Web!!!
www.brynmar.org



What should we do with the common area located at the corner of Lake Forest and Parker? Send suggestions to info@brynmar.org

Help Needed With Committees

The following committees have not started work and need a coordinator. If you'd like to get involved as a coordinator or committee member, or have an idea for a committee not listed below, please send an email to info@brynmar.org or phone Sara Bowling at 972-691-7464.

- **Social Committee** would plan seasonal parties (summer block parties/barbecues, fall carnivals, Halloween parades, winter holiday gatherings, spring picnics, egg hunts, etc.), neighborhood garage sales, etc.
- **Landscape Committee** would plan and plant flowers and greenery in common areas. This could also include starting a community vegetable garden, managing trash pick-up teams, creating/maintaining common areas, etc.
- **Welcome Committee** would meet and greet new neighbors, sharing area information and extending a warm welcome on behalf of Bryn Mar.
- **Dinner Club Committee** would plan, host and share progressive dinners, pot luck suppers, etc.
- **Bunko Committee** would plan and host bunko parties on a regular (weekly, monthly) basis.
- **Playgroup Committee** would arrange and host regular playgroup activities for the neighborhood's children.
- **Babysitting Co-op Committee** would share regular babysitting duties within the group at no cost.
- **Neighborhood Watch Committee** would share watch/patrol duties.

How to Reach Your Transition Board



Feel free to contact any of the Transition Board Members with questions or concerns

Following are the addresses, phone numbers and email addresses of your Transition Board:

Nolan Brawley
1716 Beretta Dr.
(972) 539-2967
NolanBrawley@aol.com

Sara Bowling
2105 Morgan Dr.
(972) 691-7464
info@brynmar.org

Keith Markham
2101 Lincoln Ct.
(972) 355-0496
kmarkham@realtime-pga.com

John Hooper
2113 Lincoln Ct.
(972) 355-7196
johnhooper@mindspring.com

Brian Earley
1604 Beretta Dr.
(972) 335-4145
brianearley@msn.com

Betty Morrison
2105 Heather Ridge Ct.
(972) 355-3802
wisker5@aol.com

Patty Dillon
2104 Bellanca Ct.
(972) 874-5957
vwcakes@aol.com

Feel free to contact any of the Transition Board Members with questions, comments, suggestions, or concerns. We welcome your input!