

# The Brentwood Buzz

Brentwood Estates Homeowners Association

Summer/Fall 2017



The **BEHA Annual Picnic** will be held on Saturday, October 14<sup>th</sup> at the cul-de-sac on Brentwood Trail. It will start at 4:00 pm. Feedstore BBQ will be providing all the meats. Please bring a side dish and be sure to RSVP either by email, facebook or phone. Email or call Iris at [iblack@signaturecorporatethousing.com](mailto:iblack@signaturecorporatethousing.com) or [817-919-4430](tel:817-919-4430).

**Picnic Time!**

**Bunco!** First game to be held at 1504 Brentwood Trail, Wednesday, September 6<sup>th</sup> at 7:00 pm. Bunco will be played on the first Wed of every month, hosted by a different member each month. For more info please contact Iris at [iblack@signaturecorporatethousing.com](mailto:iblack@signaturecorporatethousing.com)



**HELP WANTED**

**Board nominations** – Would you like to serve on the BEHA Board? This is a great way to get to know your neighbors. We are always looking for dedicated members who are interested in serving the Association. Please email [board@brentwoodestateshoa.com](mailto:board@brentwoodestateshoa.com).

**Volunteers needed** to coordinate social activities for the neighborhood and to put out Christmas decorations. Please email [board@brentwoodestateshoa.com](mailto:board@brentwoodestateshoa.com) if you would like to help.

**SPECIAL MEETING NOTIFICATION, August 30, 6:30 p.m.**

**Keller Police Station Community Room**

**Purpose:** Since members of the Association are taking the time to review the current BEHA covenants and address other issues, the Board thought it would be helpful to have staff representatives from the City of Keller Code Compliance office meet with us to talk about the City's approach to Code Compliance and answers questions. The BEHA Board views this opportunity as a convenient way for BEHA members to learn directly from the City about the City's codes and how these impact Brentwood Estates.




## TIPS FOR ORGANIC GARDENING

1. Mulch bare soil. Retains moisture, prevent weeds from sprouting and keeps soil loose.
2. Use organic fertilizers. Release nutrients into the soil by using natural substances that won't burn plants and will stimulate beneficial microorganisms.
3. Water wisely. Grass should be watered in the morning, to a depth of one inch every five days.
4. Aerate lawns. Healthy lawns require aeration, which can be accomplished by earthworms, spiked aerator shoes or a mechanical aerator
5. Control weeds naturally. Weeds are often unsightly and can use up essential nutrients and water. Stop them with natural weed controls like Corn Gluten Meal, Natures Guide 10% vinegar or Natures Guide 20% vinegar.
6. Make a compost pile. Decomposed organic material is excellent for conditioning the soil, adding nutrients and improving moisture and nutrient retention. Use grass clippings, newspaper strips, coffee grounds, eggs shells, unused fruits and veggies, vegetable and fruit peelings, dryer vent lent, and much more. Water and turn the pile once a week.
7. Promote Wildlife. Organic lawn and garden methods invite wildlife that feed on pesky insects. Attract wildlife with wild bird seed, suet, bird houses, bird feeders, purple martin houses or bat houses.

## Message from the BEHA Board

Having an open mind, listening and understanding one another's problems doesn't mean you have to agree. As neighbors, we should feel comfortable discussing issues and concerns with one another, and having the freedom to resolve conflict in a peaceful way. However, we are just people after all and the lens by which we view the world is based on our life experiences. We are a diverse group with many views but despite our differences, the BEHA Board believes we share much in common. Unfortunately, we have not been able to have an open discussion among our members and we would like to take a step to change that. The voice of all members is important and should be heard. At the same time, an open discussion can only take place if we stay calm and respectful to one another, refraining from personal insult.

With most groups of people tensions arises from time to time. We, although Board members are still neighbors and as neighbors, want to be part of a community that supports one another. The BEHA Board volunteers its time, has the desire to serve and is committed to upholding its duties and responsibilities detailed in the BEHA governing documents. Lately this has come into question and the following statements are intended to serve as just one means of clarification related to various topics:



**Topic of current legal dispute** - This is an on-going legal dispute initiated by a member that began during the early part of 2016. It is not a lawsuit. The Board continues to work toward a remedy regarding this on-going dispute.

**Topic of transparency** - The BEHA Board believes that while social media is a means of communication that can provide information, it does not serve as an effective means of interpersonal communication related to BEHA questions and concerns. Please just talk to your neighbors or any board member should you have questions or concerns. All board meeting minutes, financials and other information is accessible to all members via the BEHA website. Members also have the ability to call a special meeting with proper notice to the membership.

**Topic of enforcement** - If you study the declarant of covenants, conditions and restrictions and drive through our neighborhood, you will see that a surprisingly large number of the properties within our neighborhood are violating one or more restrictions. Many issues brought to the current BEHA Board's attention have been resolved while others prove to be more difficult. Recently, the BEHA Board met with the City of Keller to better understand how the City works through its violations of the code of compliance. The process which the City uses is for a citizen of Keller to file a formal complaint (in writing). The City then addresses the complaints as they are received. This is very similar to the process the BEHA Board pursued as it began its efforts of covenant enforcement during 2015. Ultimately, since the BEHA covenants do not allow a fine or assessment to enforce violations, there is little the board can do other than placing a lien on a member's home or taking legal means against a member. The hope is that neighbors will do what they agreed to upon the purchase of their home (upon closing, homeowners agreed to terms of covenants). Additionally, this is a right but not duty of the board per Article 10, Paragraph 10.02 Enforcement. *The Declarant, any Owner, the Association, or the Architectural Control Committee, shall have the right (but not the duty) to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.*

**Topic of HOA finances** – Additional notes/descriptions have been added to the 2016 & 2017 Financials in the event you have questions regarding legal fees and other. These documents will be posted to the BEHA website shortly.

**Topic of covenants** – The board is not re-writing the covenants nor can they according to the bylaws. However, there are several covenants that need to be revised to meet state law compliance. It has also become evident that many members are not in favor of all existing restrictions. To gain input from all members, street committees have been formed to review and discuss potential amendments. The findings and recommendations will be shared with the entire membership to gain consensus before final recommendations are presented to the board. The final recommendations (from street committees) will have to be reviewed by an attorney and cross referenced with The City of Keller Code to ensure compliance. Once that final revision is derived, the covenants can only be amended by an instrument signed by 75% of lots.

We appreciate the Street Committee volunteers taking their time to request input from the Association's members, whether members are participating directly in the Street Committee meetings or indirectly due to schedule conflicts. The BEHA Board views this process as very important and is looking forward to receiving the Street Committees recommendations for BEHA Board consideration. The Board is working toward the goal of having fair representation across the variety of views of the Association from as many members as possible.



**ENJOY THE REST OF YOUR SUMMER!**

