



Want a Free Month of HOA Dues? October 26, 2005

The Annual Meeting is on **Wednesday October 26, 2005**. You should have received your voting packet already. If you have not received any mail from CCMC in the last month, it is possible they don't have your correct information on file. Please contact CCMC as soon as you can to verify your contact information. ***It is imperative that you submit your proxy prior to the meeting if you are unable to attend.***



In order to conduct any business, a quorum must be present either in person or by proxy. A quorum for our community is 73 homes represented either in person or by proxy. Please remind your neighbors to submit their proxy or attend!

As an incentive to have a quorum either by proxy or in person, your BOD is offering one month of HOA Dues as a prize. You need not be present to win. You must however, turn in your proxy prior to the meeting and be a homeowner in good standing.

Last year was the first year we didn't have to reschedule the meeting because a quorum wasn't present.

Let's repeat that this year!

The meeting is being held at the Davis Library on Independence.

7501-B Independence Parkway, Plano, TX 75025

The annual meeting is being held at the Library because there is no charge to use their room. The church across the street from our community charges us \$250.00 per meeting.

Please plan on attending and if you can't attend, please turn in your proxy.

Fall Garage Sale October 15, 2005

In October, we will have our Fall Garage Sale. If you are like most of us, you probably have been accumulating "stuff" in your garage – stuff that you do not need, but do not know what to do with. The Fall Garage Sale is the time to sell it. Plan your fall house cleaning to coincide with this event and see what else you can come up with for the sale. This is one of the two garage sales authorized by the Kingsbrook HOA. And, as was true last Spring, we will invite our neighboring "Brooks" neighbors in Castlebrook and Westbrook to join in. The more shopping opportunities we can make available in our newspaper advertising, the better turn-out we can expect. To have a successful garage sale, planning is important, and now is the time to start. You can see some very helpful hints on conducting a successful garage sale in the April issue of the VIEW. Go to the

Kingsbrook web-page (www.kingsbrookhoa.com), look under newsletters, and click on April 2005.

Kingsbrookhoa.com

Always check the web site for information regarding the BOD, social events, and copies of our governing documents. Also on the web site are pictures for our last few social events. New feature on our web site! You can place your vote for Yard of the Month and other various events.

Next BOD Meeting

The next Board of Directors meeting is on Wednesday October 12th at 7:00 pm at the Carpenter Recreational Center on Coit Road.

Remember, this is your Homeowner's Association and your voice and opinions matter!

Painting Project Begins

You may have noticed the large trash bin, storage bin, and restroom located at the front entrance of the property. These items will be there for approximately 45 days. These items are needed for the painters who have begun the preparation process to paint the first ten buildings of our community. Remember, this is a three year project. Next year, we will begin painting the next ten buildings. The year after that the last of the buildings will be painted.

Landscaping and Tree Trimming

The BOD approved the expenditure to replace landscaping around our property that has died over the summer. The replacement process should begin around October 10th. During this same time, the trees around the community are going to be trimmed. The trees are old enough now to be shaped and cleaned up.

Social Committee Calendar

Events planned for 2006 by our social committee include:

- New Year's Brunch
- International Dinner
- Game Night
- Wine and Cheese Party
- Spring Backyard Tour
- Spring Garage Sale
- National Night out
- End of Summer Pool Party
- Fall Backyard Tour
- Fall Garage Sale
- Chili Cook-off
- Holiday Tour of Homes
- Food Drive
- Holiday Decorating Contest
- Yard of Month



Fencing Project

The BOD and CCMC are soliciting bids for new fences. This is going to be a three year project which will follow in the same way as the painting project. Oldest buildings first.

WANTED: Committee Members

Most of our committees are struggling to get things done in our community. This is due to a lack of people volunteering their time to serve. Please contact any of our committees to volunteer:

- **Social Committee** – plans and executes the social activities, assists with the newsletter and new community web site.
- **Architectural & Landscape Committee** – oversees the overall look of our community.

Visit the website for additional information.

Calling for BOD Members

Our annual meeting is October 26th and we are needing some of our homeowner's to volunteer to serve on our Board of Directors. This is YOUR neighborhood and the BOD acts in the interest of the homeowners to ensure budget is dispersed wisely, delinquencies are acted upon appropriately, provide

homeowner feedback to management company.

- Sets policy and takes action to exercise the powers and duties of the Association.
- Selects management and establishes expectations for performance.
- Reviews and supports management staff performance.
- Ensures adequate resources for the Association.
- Determines and monitors Association's programs and services.
- Enhances the Association's image within the community.
- Serves as a court of appeal for members.
- Assesses its own performance.

This year we are electing four new members. If you have any questions about what it is like to serve on the BOD or the time commitment involved, any of the current BOD members would be happy to talk with you. You can find their e-mail addresses on the Kingsbrook HOA web site.

The BOD is comprised of seven members. This coming October, we will have several of our current BOD members terms expire.

- 4 positions expire in 2005**
- 3 positions expire in 2006**

Your Contact Information

It is so important that CCMC have emergency contact information for each homeowner. In November, a homeowner was out of town when their house flooded. The only contact information was an e-mail address. No phone number. If this had been an old e-mail address, CCMC would have had no way to contact this homeowner to inform them about the flooding.

Please make sure that CCMC has several different ways to reach you or a family member or friend in the event of an emergency. Another idea that one building in our community did was to put



together a building directory. It contains contact information for each person in their building (6 homes) and is updated several times during the year. This ensures that one of their close neighbors can always get a hold of each other in case something happens.

Contacting Someone

Here are some contact numbers:

- CCMC Management Company
214.696.8883 (Dallas)
972.529.6967 (McKinney)
972.260.4260 (after hours)

- CCMC Representative
LaWanda Brannon
lbrannon@ccmcnet.com
Caroline Winton
cwinton@ccmcnet.com

- HOA Board Members
khoa-board@kingsbrookhoa.com
- Plano Police Non Emergency
972.424.5678

- Plano Fire Non Emergency
972.941.7159

- Frisco ISD
469.633.6000

- Plano Animal Control
972.769.4360

Advertise in The View

- 0.75x2.25 = \$3.00 for 2 months
- 1.5x2.25 = \$4.00 for 2 months
- 2.0x2.25 = \$5.00 for 2 months

Contact Gilley at
gilley.estes@kingsbrookhoa.com

Resident Recommended!

DALCO Painting
Phone: 972-245-0003
www.dalco.ws

- Nanny and Paw Paw Pet Sitting
- Service - Your house or ours.
- We're right here in the community, with special rates for residents of all "The Brooks" communities.
- Call Nanny and Paw Paw at 972-897-4958