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A Community Newsletter for the Brookfield Owners Association

Brookfield

Home Improvements >>>

Please remember...

Please remember that NO improvements can be constructed on the property without Architectural Approval first through the ACC .

Contact the Certified Management (CMA) office in advance.

Call: (512) 339-6962

Email: frontdesk@cmaaustin.com

Have you submitted your request & have written approval from the ACC?



Community Events >>>

Next Event: Halloween

Mark your calendars for Oct 27th

Movie in the Park & Trunk or Treat.

Where: Brookfield Bruno Circle

(located near Whittard of Chelsea Lane and Lipton Lane in the Brookfield Subdivision)

Porta-potties and hand washing station will be provided. You might want to bring a picnic blanket or folding chairs!

When: Trunk or Treat begins at 7pm,

Pizza at 7:45 and movie starts at 8pm!

Want to help us pick the movie? Cast your vote by 08/24/18

<https://tinyurl.com/BFMoviePark>

If you would like to participate in the Trunk or Treat, contact CMA for details at: frontdesk@cmaaustin.com



Find more photos from past events at: www.facebook.com/brookfieldowners

The Brookfield Social Committee planned a lot of fun for the next year. Want to help? Let us know!

Brookfield Events for 2018:

- October 6th – Fall Neighborhood Wide Yard Sale
- October 27th - Movie in the Park & Trunk or Treat
- November 10th – Neighborhood Cleanup
- November (TBD) – Food Drive
- December 8th or 15th – Caroling & Cookies with Santa

We can't pull off awesome events without volunteers! Want to help?

Contact CMA: frontdesk@cmaustin.com

*The Brookfield Pool's last day of the Season is:
Labor Day, 9/3/2018*



*Notify the pool attendant if you hear / see a rule violation.
Follow all pool rules to keep your pool privileges.*

frontdesk@cmaustin.com

News around the Neighborhood

Like & follow Brookfield Owner's Association official facebook page for events & news:

<https://www.facebook.com/brookfieldowners/>

Brookfield's website no longer needs a login!

<http://www.brookfieldowners.com/>

Trash Recycling Dates for August: 4th & 18th

Trash Recycling Dates for September: 1st, 15th, 29th

Trash Recycling Dates for October: 13th & 27th

Bookmark the MUD Recycling page:

http://northtownmud.org/single_stream.html

Each household receives 2 free Bulk Pickups through our trash service per calendar year. To schedule a pickup, call: (512) 421-1360

We now have a Community Board! Check the sign near the pool / playground for neighborhood news and events!



Fall Neighborhood Yard Sale Oct 6th!

Each homeowner should host and post signs for their individual yard / garage sale. Brookfield will post main signs identifying the sale outside the neighborhood, on Craigslist, Facebook and other social media outlets. Participating neighbors should take all signs down by October 7th.



Neighbor Newsletter Contributions:

Back to School Safety Tips - School is less than a month away for most of our kids, and now is a good time to remind everyone of some basic safety tips:

- **Follow school zone speed limits.** Fines double in school zones, so please remember to slow down during designated times.
- **Pay attention to school bus loading and unloading.** It is a violation to pass a bus on either side of the road when they have their red flashing lights on.
- **Know your schools drop off procedures.** Most schools have a particular drop off location in the morning to make sure all kids enter the building safely. If your child intends to ride the bus, check your school district's website for bus information. For Pflugerville ISD, please follow this link <http://www.pfisd.net/Page/4920>
- **Watch out for kids crossing the street.** As kids start walking to school and buses stop soon, they may not always use designated intersections. Please keep a sharp eye out in the morning and late afternoons.

Contributer: Rachel Naugle, Secretary

To Do Lists - Aug & Sept (Central Texas Gardner)

- Plant Food Crops (Aug)
- Prune (Red & Live Oaks - either month)
- Dead head flowering plants
- Lightly prune perennials & roses (Aug & Sept)
- Fertilize flowers & vegetables & citrus
- Keep grass high in August & September - fend off weeds that germinate in Sept rains.
- Plant Herbs (September)
- Start winter seeds for lettuce, broccoli, kale & spinach
- Divide/Move – Iris, daylily, fern, liriopse, spring-blooming perennials, violets, cannas (Sept)
- Add compost to vegetable gardens

Contributer: Jenn Schmidt, Homeowner

Spanish Coleslaw

½ each – purple & green cabbage

I add any color pepper, red onion, celery, celery seed, carrots....whatever, is crisp and crunchy and tasty.

Small splash of oil

Bigger splash of vinegar

1/4 c sugar

Finely chop produce. Mix in a bowl with vinegar, oil and sugar.

Refrigerate at least 2 hours. Keeps up to 9 days.

Contributer: Marcy McKinley, Member-at-Large

Nat's Nut Bars

Ingredients:

- 2 cups rolled oats
 - ¾ cup packed brown sugar
 - ½ cup wheat germ
 - 1 tsp cinnamon
 - 1 cup flour
 - ¾ tsp salt
 - ½ cup honey
 - 1 egg, beaten
 - ½ cup vegetable oil
 - 2 tsp vanilla extract
1. Preheat oven to 350°F. Grease a 9x13 baking pan.
 2. In a large bowl, mix the oats, brown sugar, wheat germ, cinnamon, flour, and salt. Make a well in the center, and pour in the honey, egg, vegetable oil, and vanilla. Mix well using your hands. Put the mixture into the prepared pan and spread evenly.
 3. Bake for 30-35 minutes until the bars turn golden at the edges. Cool for five minutes and cut into bars while still warm.

Some tips:

- Stir in a combination of salty and sweet snacks add some variety.

Our favorite is mini chocolate chips and almonds!

Contributer: Natalie, Brookfield Kiddo



Want to contribute?

Would you like to contribute articles to the community newsletter? Submit your articles for consideration by the 20th of October 2018.

We'd love to hear tips on gardening, home improvements or just about events around Pflugerville!

frontdesk@cmaaaustin.com

Newsletter

- Erin Quarles, Editor

Burglary Prevention Tips >>

Travis County Sherriff's Office

In an emergency, dial: 9-1-1 or 512-482-5860
Non-Emergency Dispatch: (512) 974-0845, Option 3

1. LOCK IT UP!

Lock your cars and your homes. Install deadbolts on your exterior doors if you don't already have them. The cylinder should be pick resistant. Lock your doors every time you leave the house, even if you're leaving for just a few minutes during the day. The most popular times for residential burglaries are weekday daylight hours. In over 1/3 of burglaries, there is no forcible entry--someone forgot to lock the doors. The most crime in our neighborhood this Summer was theft from unlocked vehicles.

2. Install solid doors.

Outside doors should be metal or solid hardwood and at least 1 3/4 inches thick. Frames must be made of equally strong material and each door must fit its frame securely. It is also recommended that residents replace the smaller (usually 1") screws on the lock's strike plate with longer screws that attach to the more solid interior door frame in the wall.

3. Keep garage doors closed and locked.

Open doors and windows are commonly checked by burglars looking for an opportunity.

4. Secure sliding doors and windows.

Cut a broom-handle to the length of the bottom track so that the window or door will not slide open when forced. Also, drill one hole through both casings and sliding window and insert a nail or pin.

5. Secure sash windows.

To prevent wooden sash windows from being pried open, drill a downward sloping hole into the top of the bottom window through and into the bottom of the top window and insert a pin or nail. To prevent aluminum sash windows from being broken into, purchase a track lock that blocks the window track.

6. Mark your property. Mark your valuables with an engraver.

Marking your property serves as a deterrent to would-be burglars and it helps police in identifying and returning stolen property. Make a property identification list. Put warning stickers on doors and windows.

7. Purchase a burglar alarm.

A home alarm system can be a very effective burglary deterrent and fit into many people's needs. Test your system monthly.

8. Leave a light on.

When leaving on trips, leave a light on in the bathroom. In the bedroom, attach a lamp and radio to a 24-hour electric timer set to go on at dusk and off at your bedtime. Close bedroom drapes and blinds.

9. Use proper exterior lighting.

Place a light over every door. Double cones lights on each corner of the house will also light up windows. There are many solar powered options available as well.

10. Work together with your neighbors.

When you are going to be away, tell trusted neighbors and ask them to watch your property. Have neighbors maintain your yard. When on vacation, have someone cut grass. Shrubbery should not hide neighbors' view of windows or doors. Have someone pick up newspapers and mail. Tell neighbors to call police if they notice anything suspicious.

11. Maintain a current list of the serial numbers from your property.

Write down the serial numbers from valuables throughout your house. Keep copies of the list in multiple areas so at least one will be accessible. DON'T keep the only list *on* items such as computers or laptops as those items are frequently stolen by thieves.

12. Request Close Patrol when out of town.

Travis County Sherriff's Office offers Close Patrol to homeowners and residents when out of town. They will keep a closer eye on your home. The form is found at https://www.tcsheiff.org/images/about/docs/close_patrol.pdf - For Brookfield, you will send this form to the East command.

13. If you see something, say something.

If you see something out of the ordinary or suspicious, don't post on social media and call it a day. Call the Travis County Sherriff's Office so they can come check it out. It may be nothing, but it could also prevent crime in our neighborhood. Err on the side of caution.



Check out the New Community Board located between the pool / playground on Tudor House. Just another way to stay up to date with news and events around the Brookfield neighborhood!

did You know...

Brookfield Owners Association is managed by Certified Management of Austin?

Certified Management is Brookfield Managing agent. Certified Management provide the oversight of the common elements, collect homeowners' dues, disburse payments, and maintain the Association's books and records. Certified Management enforces the Covenants, Conditions and Restrictions (CCR's) of the Association, which helps maintain property values and the aesthetics of your community.

Our property manager is Vangie Bocanegra and she can be reached at (512) 339-6962 between the hours of 8:00 a.m. - 5:00 p.m., Monday through Friday. Certified Management office does close daily from 12:00 p.m. – 1:00 p.m. for lunch. You may also contact their office by email to frontdesk@cmaaaustin.com

Certified Management of Austin, LLC is committed to serving your community and offering each homeowner an avenue to communicate with our firm and the Board of Directors. Please feel free to contact us for issues that concern the community. A community is only as strong as its individual owners, and all owners working together make a cohesively inviting neighborhood. Please take every opportunity to become involved in your community...it will make a difference in the quality of your neighborhood!

Contact us at **512-339-6992**

www.brookfieldowners.com



101 River Hills Dr, Georgetown, TX 78628

Brookfield Owners Association

PFLUGERVILLE, TX

BOA >>>

Board of Directors

- Scott Dollins, President
- Richard Shelton, Vice President
- Julienne "TT" Hoang, Treasurer
- Rachel Naugle, Secretary
- Marcy McKinley, Member-at-large

ACC Committee

- Scott Dollins
- Julienne "TT" Hoang
- Richard Shelton

Architectural Rules Committee

- Jonathan Schindler, Chair
- Michelle Akindiva
- Marc Armstrong
- Leslie Hay
- Jenn Schmidt

Social Committee

- Rachel Naugle, Chair
- Erin Quarles, Newsletter