

Community News and Information

Merry Christmas and Happy New Year Overbrook! We hope you have a joy filled and safe holiday season!

All 2018 assessments will be due January 1st, 2018. You can mail your payment of \$149 per lot to; OPOA, P.O. Box 94382, North Little Rock, AR 72190. Thank you

Congratulations to Billy Burgeis, Carole Sroka, Lisa Ballard and Victoria Leigh. They were elected to our Overbrook POA Board of Directors at our Annual Membership Meeting, Tuesday, September 19th. We appreciate their willingness to serve.

Overbrook Board of Director Meeting Minutes are available to all members. If you would like a copy of any of our meeting minutes please email our office at overbrookpoa@gmail.com and state your request with your name and address. Board meetings are held every two months beginning in January. Please note you must be an Overbrook Property Owner for these requests.

Pool Phone Number 353-7361

OPOA ANNUAL DUES ASSESSMENT (\$149)

Overbrook Property Owner's Association Annual Dues Assessments (\$149.00) are due January 1st of each calendar year. All payments received after January 31 are subject to a late payment fee of \$15. Payments should be mailed to, OPOA, P.O. Box 94382, N. Little Rock, AR 72190.

ALL DUES PLUS ANY OTHER AMOUNTS OWED OVERBROOK PROPERTY OWNER'S ASSOCIATION MUST BE PAID PRIOR TO ENTERING THE SWIMMING POOL.

Please contact the Overbrook office at 753-4770 or email overbrookpoa@gmail.com with any questions concerning the OPOA annual dues assessment. Thank you.

Financial

Priddy & Holifield prepared the financial reports for the Association for the year 2016. (Copies are available.)

Capital Improvements & Facility Maintenance:

Installed New Park Playground Equipment

Added Concrete Sidewalks to Park playground

Painted Park iron fences

Repaired and Painted pavilion & pump house gates

Painted Baby Pool swim surface

Resurfaced majority of the upstairs pavilion walkway

Clean-up of greenbelt (Kings River & Beresford Court)

Purchased Sound system and Projection system for Overbrook events

Removed/Replaced rotten wood joists and ceiling boards in downstairs pavilion

Upper Tennis Courts received 2 new court nets

Pavilion downstairs men's bathrooms - repaired & replaced 3 old leaking shower valves and heads

Added a Motion Sensor Light Switch in upstairs bathrooms

Purchased Pool Lounge Chairs (5)

Purchased 4 New Lifetime Picnic Tables Pavilion

Purchased 7 New Sunbrella umbrellas for 2017

OPOA Articles of Incorporation, Bill of Assurance and By-Laws, 2016 updated member guidelines and forms were added to our website.

We also have just recently updated our Membership Recreational Guidelines which we will also add to our website by the end of this year.

Coming 2017 - New trail playground surface

Personnel

Lance Walters continues as our Pool Manager. We had 11 lifeguards return from 2016 and hired 8 additional guards.

Pool

The pool opened on Friday, May 26th of Memorial Day weekend and closed on Labor Day. The Health Department inspected the pool facility in May and all operations met approval.

As required, daily records were kept on chemical readings throughout the swim season.

Swim lessons were provided June 19th through June 21th. The last day was cancelled due to rain. Aproximately 70 children took advantage of these free lessons.

Our adult swim hour on Mondays, Wednesdays and Fridays continued this year. Thank you to all our Overbrook ladies who helped with the water aerobics instruction on these mornings.

Taxes:

OPOA is a non-profit corporation: however, the Association does pay taxes on revenues brought in for the sale of

concessions and vending. 2016 revenues were totally offset by expenses and no taxes were owed.

Real Estate Taxes:

Overbrook has one small greenbelt area that is subject to a special property assessments of \$37.

The remainder of Overbrook common property was reassessed this year but continues to be exempt from real estate taxes.

Assessment Collections:

Overbrook currently has 1 home in foreclosure. One account received a legal judgement against their property which we will continue to collect. 10 Liens were placed on delinquent accounts and 3 accounts were turned over to an attorney for collection. We have 7 delinquent accounts. Also, 47 new member packets were delivered to date in 2017.

Parties

Christmas Party with Santa - Overbrook Pavilion December 5th We had around 120 people, A picture area was provided for pictures with Santa. (Thank you to Darren Brown for being our Santa.) Cookies, Hot Chocolate and the "The Grinch who Stole Christmas" and "A Charlie Brown Christmas" movies were also provided for our neighbors to enjoy.

Easter Egg Hunt - Overbrook Pavilion - Saturday, April 8th - We had around 50 people in attendance. An Easter Bunny was present for pictures and the neighbors enjoyed punch, cookies.

In 2018 we will be adding a jump house to this event. (Thank you to Carole Sroka for filling all of our Easter Eggs and winners baskets)

Dive-In Movie Night - Our June 23rd Dive-In Movie night had to be rescheduled due to rain. The Board rescheduled it on Friday night, August 4th. We had around 40 neighbors and their children in attendance. Popcorn, punch and lemonade were provided. Our feature film, "Finding Dory" was enjoyed by all.

Annual Pool Party

Our annual membership pool party was held on Saturday, July 29th. We had a record crowd in attendance.

Larry's pizza, cotton candy, snow cones, popcorn, drinks, watermelons, games and prizes were provided. Great reviews were given by all who attended.

Property Owner Member Guidelines developed and approved by our Board of Directors in June of 2016 were utilized for pool attendance this summer.

The updates required for pool membership have also help to provide updates to our data base which now has more current and correct information for membership communications. We do appreciate those of our membership who have taken the time to provide us with this information.

We have followed through with last year's membership request for better communication.

Our OPOA Facebook Page and membership emails have been used for meeting, party and neighborhood communications beginning in the Spring of this year.