

## Community News and Information

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](mailto: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](mailto:overbrookpoa@gmail.com) with any questions concerning the OPOA annual dues assessment. Thank you.

Report to Membership

September 20, 2016

### Financial

1. Barranco and Associates prepared the financial reports for the Association for the year 2015. (Copies are available.)

## Capital Improvements

Non-slip  
tile surface in pavilion downstairs bathrooms

(Fall)  
Non-slip tile surfaces in pavilion upstairs bathrooms

3  
New Tennis Court Benches and 1 Shade Awning

8  
New Pool Umbrellas and stands and 14 new Adirondak chairs for new Adirondak corner in pool area.

Refinished  
pool wrought iron tables and purchased new wrought iron chairs

Resurfaced  
park bridge between pool and single tennis court (labor donated)

Pavilion  
chimney repair - Spring - repaired flashing, Fall - tuck pointing weak areas on both pavilion chimneys.

6  
Pool lounge chairs

Modern  
commercial toilet paper dispensers in Pavilion bathrooms

Replaced  
broken light fixtures pavilion/park

Fall  
- New partitioned walls in pavilion upstairs bathrooms

Articles  
of Incorporation, Bill of Assurance and By-Laws - digitized (labor donated by Carole Sroka)

\*Coming

2017 - New playground equipment and surfaces, repair and paint Park wrought iron fences and gates.

Personnel

Lance

Walters continues as our Pool Manager. We had 15 lifeguards return from 2015 and hired 3 additional guards.

Pool

The

pool opened on Friday, May 27th of Memorial Day weekend and closed on Labor Day. (One day earlier than normally scheduled.) 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 6th through June 9th. Approximately 80 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. 2014 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 is exempt from real estate taxes.

## Assessment Collections:

### Overbrook

currently has 2 homes in foreclosure. 13 Liens were placed on delinquent accounts and 8 accounts were turned over to an attorney for collection. We have 9 delinquent accounts. Also, 50 new member packets were delivered to date in 2016. This is up from 2015. There are a lot of homes for sale in our area right now.

## 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 and our technical support, Darren Brown and Justin Swinford for providing our screen and sound system), Cookies, Hot Chocolate and the Polar Express movie were also provided for our neighbors to enjoy.

### Easter Egg Hunt - Overbrook Pavilion -

March 19th We had around 50 people in attendance. An Easter Bunny was present for pictures and the neighbors enjoyed punch, cookies and cup cakes. (Thank you to Carole Sroka for filling all of our Easter Eggs and winners baskets)

### Dive-In Movie Night - Overbrook Pool June 25th

We had around 90 in attendance. All enjoyed popcorn, punch and lemonade. (Thank you to Darren Brown and Justin Swinford for helping provide our movie screen and sound system.) Finding Nemo was enjoyed by all.

### Annual Pool Party - Our

annual membership pool party was held on Saturday, August 6th. We had a good crowd in attendance. Rain in the area affected our attendance and it was down from last year. Larry's pizza, cotton candy, snow cones, popcorn, drinks, watermelons, games and prizes were provided. Great reviews were given by all who attended.

### \*Newly revised Property Owner Member Guidelines

developed and approved by the Board of Directors in June 2016. Copies are available. Changes were grandfathered in for all those on record in June of 2016, but will take effect for the 2017 swimming season. We are seeking a smooth transition and ask that you please fill out an update form before the

2017 summer season begins.