

## Community News and Information

Regular Pool hours are Monday through Saturday 10:00 am to 8:00 pm through this Saturday, August 11th.

Fall "Back to School" Pool Hours

Sunday 8/12 12:00 pm - 6:00 pm

Monday 8/13 9:00 am - 10:00 am (Adult Hour)

Wednesday 8/15 9:00 am - 10:00 am (Adult Hour)

Friday 8/17 9:00 am - 10:00 am (Adult Hour)

Weekends to Labor Day

Friday 4:30 pm - 8:00 pm

Saturday 10:00 am - 8:00pm

Sunday 12:00 pm - 6:00 pm

Monday, Labor Day 10:00 am - 5:00 pm

Pool phone number is 501-442-5019

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.

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 February 28th 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.

## Neighborhood, Homeowner's Association and Higher Property Values

by Angelita Faller (reprinted from Daily Record, May 7-13, 2018)

Homeowners in the Little Rock area who are looking for a long-term return on their investment should look for neighborhoods with a neighborhood or homeowner's association, according to a study by a University of Arkansas at Little Rock professor.

Dr. Micheael Crow, associate professor of public administration, published an article that explored the correlation between the presence of a neighborhood or homeowner's association and an increase in property values within those neighborhoods.

"One of the big questions I have been pursuing the past few years is understanding why some neighborhoods remain stable over time and why some shift, resulting in declining property values and decreased populations," Crow said.

Crow was recently awarded the William E. Mosher and Frederick C. Mosher Award for his article, "Institutional Analysis of Neighborhood Collective Action". The Mosher and Mosher award is presented to authors of the best Public Administration Review article by an academic during the year.

During the study, Crow examined data from the Pulaski County Assessor's Office that covered approximately 50,000 single family home sales in Little Rock from 2000 to 2016. The study controlled for individual characteristics of the home, including lot size, income level of neighborhood residents, ethnicity and other factors.

Crow found that the presence of a neighborhood and/or homeowner's association has a positive effect on the stability of the neighborhood.

"If you have a neighborhood association, there is a mechanism by which you can address changes happening in the neighborhood that might be undesirable", Crow said. "Organizations that are active help to make neighborhoods more resilient to things like crime and blight that make property values go down. They can oppose new buildings that impose hardship on the neighborhood".

University District, which includes neighborhoods surrounding the University of Arkansas at Little Rock, serves as an example of a group of neighborhood associations that are making a positive impact on the community.

Barrett Allen, director of University District, said the district is involved in several projects to improve quality of life for the residents of University District. These initiatives involve rehabing and building new affordable homes, building sidewalks, starting neighborhood associations and improving homes occupied by elderly and disadvantaged homeowners through the Special Needs Assistance Program. As part of a healthy living initiative, University District holds wellness fairs, farmers markets, cooking classes and a community garden.

Residents who live in neighborhoods with a neighborhood or homeowner's association are more likely to stay in their homes and try to improve the neighborhood, rather than move away.

"There is value that comes with having a neighborhood association", Crow said. "This study shows that the things we do to try to make neighborhoods better actually have an effect. It informs the city, since higher property values mean higher taxes and better services for the city".

Victor Turner, director of Little Rock's Housing and Neighborhood Programs Department, said that the City of Little Rock uses Craw's research to encourage neighborhood associations in the city to stay active. Little Rock will also use the data in future planning of a Sister Neighborhood Program in which thriving neighborhoods lend support to neighborhoods that are struggling.

Source: UA Little Rock Office of Communications

Report to Membership

September 19, 2017

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. Approximately 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 ourdata 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.