

April  
2009

# Breckenridge Beat

**The Newsletter for Breckenridge Estates Homeowners' Association**

Dear Neighbors,

Well, it must be spring as the area experienced our first tornado warning! The warning is a good reminder to revisit your home emergency plan. Are your important papers safe? Do you have supplies on hand if there were an extended power outage? What about your sump pump – do you have a battery backup or other alternate source of power and if so, does it work? I'm sure you all know what to do and if not, there are plenty of resources available with advice on what should be done before, during and after these types of weather events. Don't wait until it's too late.

The Annual Meeting was held in early February and we appreciate those who attended and those who returned their proxies. The budget which was presented was a balanced budget – estimated revenues equaled estimated expenses. We are looking at redoing some of the landscaping at the entrance off of Walnut Street as well as other maintenance as needed.

Thinking of landscaping, if you have trees planted next to a sidewalk, please be sure they are trimmed back to allow people to walk by without problems. Speaking from personal experience, it is sometimes difficult to see branches at night in the winter when you are out walking.

Spring often brings home improvement project. We want to remind you to contact the Homeowners Association Architectural Committee if you intend to do any building projects outside your home like pools, fences or additions.

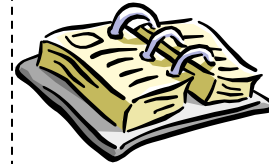
It sure will be nice to see the trees start to leaf out and the flowers grow as it seems like it has been a long winter. When you get out, be sure and say hello to your neighbors.

Cheers,

Jeff Adkisson  
President

## **E-Mail:**

If you are receiving this hard copy we do not have your e-mail address or have an incorrect e-mail address. Please let us know a current e-mail address by sending a note to [mary.keith01@comcast.net](mailto:mary.keith01@comcast.net). (We still have a number of addresses that are old Insight addresses.) Thank you!



**Mark  
Your  
Calendars...**

**May 1 & 2 = Spring Garage Sale**



**What's the Board been  
working on for you?**

Quotes on front entrance  
landscaping

Annual Budget & Meeting



## Are You Ready for Warm Weather Fun?

As always, spring & summer bring lots of opportunities to spend time outside. This is a great time to get to reconnect with your neighbors after a long winter

indoors. Also, it's time for BBQs and outdoor parties. To ensure everyone can enjoy this time, please be sure to be mindful of some basic things:

The common areas are for everyone's enjoyment and need to be free of yard waste and debris.

Please do not block the sidewalks with vehicles. They inhibit your neighbors from enjoying their walks through our terrific neighborhood.

Walking your dog is a great way to see and meet people in our area, but please pick up after your pet as you walk.

## COMING SOON.....

### Spring Garage Sale May 1 & 2

Do your spring-cleaning and get all your best garage sale goods ready!

The Breckenridge Estates Garage Sale will be promoted with ads in local papers, posted signs and community event calendars.

Thank you to Marlo Volpert who has kindly volunteered to organize the Spring Garage Sale again this year.



## Lost & Found

Pink prescription glasses lost at the garage sale last fall. Please call Mary Ann 483-6084.

Plastic lawn owl found. If missing, please call Mary Alyce 483-4643.

## New Homeowners Near You?

Do you know of someone new to the neighborhood?

Please welcome your neighbors by giving them a copy of this newsletter. You may know who to contact with questions or when the Spring Garage sale is, but they likely don't know.

Also, we need to get their information for our association records, too.

If you need an extra newsletter or want to give us your neighbor's name and address so we can drop one off, please call Lisa at 483-2747.

## Board of Directors

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483-2095

Dan Carter, Vice President  
622-0707

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Marty King, Secretary  
483-2314

Elizabeth Kerns, Director  
414-5312

Lisa McCloud, Director  
483-2747

Graham McCoy, Director  
483-4038

**Administrative Assistant:**  
Mary Alyce Keith  
483-4643