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Brook Highland Events

- Annual Neighborhood Garage Sale & Dumpster Day, March 2026
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- Annual HOA Meeting, October 28, 2025
- Annual Entrance Holiday Lighting, October 20205



Welcome Message from our
HOA Board Members

President, Jay Waites

We hope everyone in Brook Highland is having a great summer! In just a couple of weeks, we will have school busses rolling through the neighborhood again. Please continue to be aware of our young people riding their bikes and skateboards as they get the last days of their summer in before school starts.

The County Streets & Roads Department has completed repainting their portion of Brook Highland Drive (Club Way to Brook Highland Parkway). Hopefully, we will see an increase in the number of drivers respecting the stop signs on that street. The freshly painted lines should help remind everyone of the stop signs as well as indicate where to stop!

We have been blessed with more rain than usual this summer. Thanks to all who have worked so diligently to keep up with the extra yard work this has caused this year. There has been several trees lost and thankfully, limited flooding so far this year in our neighborhood. Congrats to those residents with new yards installed this year!

You may contact us at hoa@brookhighland.org with any comments or suggestions for our next newsletter.

Treasurer, David Gambrell

We are halfway through the year and on track to be under budget by the end of the year. We continue to make incremental progress on legacy landscaping and drainage maintenance issues within budget while building our reserve for our larger issues. We have also made progress on collecting long delinquent accounts. We will be drafting a new budget for roll out at the October annual meeting. We will likely see some line item increases per contract rates (maintenance, management, insurance, etc.), however we plan to offset these with our reserve margin. Currently, we anticipate no overall increase in dues for 2026, nor (hopefully) through 2027.

Some midyear highlights to share (please refer to the monthly financial reports posted in the owner portal for details):

- 98% receipt of dues (17 lots delinquent, 11 in collections)
- 48% year to date operating expenses (1/2 through year)
- 90% of operating budget planned to be expended by end of year
- 10% operating margin for remaining maintenance issues

Brook Highland
Home Owners Association
Board of Directors

President, Jay Waites

Treasurer, David Gambrell

Secretary, Sheri Gallyot

Contact: hoa@brookhighland.org

Neighborhood
Management

Neighborhood Manager, Lauren Berzette

205-877-9480 ext: 216

lauren@nhmlc.org

www.nhmlc.org

2700 Highway 280, suite 425
Birmingham, AL 35223

FAQ Contact

[Brook Highland Home Owner Portal](#)

arctracker.com

Waste Management: 800-607-9509

Non-Emergency Sheriff's Number: 205-678-7464

Secretary, Sheri Gallyot

Happy Summer, Neighbors! I hope everyone has been enjoying the beautiful blooms and greenery this season as much as I have! It's been wonderful to see so many of our neighborhood families out walking, playing, and simply enjoying time together outdoors. Seeing all that activity prompted us to reach out to our County Engineer about replacing our "Watch for Children" signs. We were pretty sure they're original to the neighborhood and are happy to report the signs have already been replaced!

We're thrilled to announce that The Board is exploring an exciting upgrade to our community's curb appeal with the introduction of custom Brook Highland 'For Sale' signs. These new signs will mirror the upscale real estate signage you see in comparable communities like Liberty Park and Highland Lakes, adding a touch of cohesive elegance and enhancing our neighborhood's overall aesthetic. We believe this will be a simple step in maintaining Brook Highland's distinguished look.

And for some truly exciting news, we recently met with Birmingham Christmas Lights to discuss our plans for the upcoming holiday season! We have a fun new surprise to debut in October that we think you'll absolutely love. Get ready for some festive cheer that will light up our entrance and our spirits!

It's truly a joy to serve our wonderful Brook Highland community. We're always looking for fresh ideas and helping hands, so please don't hesitate to reach out if you'd like to get more involved. Wishing you all a fantastic rest of the summer!

Neighborly Pet
Etiquette

A lighthearted request: if your dog is mistaking our mailbox posts for a public restroom, could we kindly redirect their efforts? We're trying to keep things pristine for James and our postal service friends! Please continue to be diligent in picking up your dog's waste and disposing properly.

Also, kindly be mindful of our neighbors when pets are out in the backyard unattended. Lauren has stated that the vast majority of calls and e-mails she receives are noise complaints for dogs barking at all times of the day & night.

Neighbors Making a Difference: The Megan Montgomery Foundation

We are so incredibly proud to highlight some truly inspiring neighbors right here on Kinross Drive, Rod and Susann. After an unimaginable loss, they channeled their grief into powerful action, along with their oldest daughter Meredith Montgomery, by founding the Megan Montgomery Foundation in memory of their youngest daughter. This incredible nonprofit is a true catalyst for change, providing educational grants to schools and youth-serving nonprofits. Their mission? To equip young people with healthy relationship skills, preventing relationship violence *before* it even starts. It's not a pretty topic, but it's a vital reality and a truly impactful mission. We are so fortunate to have such dedicated individuals in our community leading this charge.

The Foundation hosts several events throughout the year, including the Megan Montgomery Charity Golf Outing at Greystone Founders Golf & Country Club, the Megan Montgomery 5k Run/Walk at Homewood Central Park, and the Gingerbread Jam, a gingerbread house decorating contest held at the Vestavia Hills Civic Center. You might also know our neighbor, Rebecca Jones, who has hosted fantastic Gingerbread Jam "Prep Parties" the past two years in her home, welcoming the MOMS Club® of Birmingham and several of her son Henry's friends. These Prep Parties have grown each year, and we'd love to see even more hosted by our friends in the neighborhood! The foundation even has "elves" who can show your little ones (or adults!) how to create the best houses and help your party run smoothly and quickly. Some offices have even held these parties as part of their Christmas employee events. You may then enter your masterpiece into the contest! The contest entry fee is just \$5 per house, with cash prizes from \$50 to \$200 awarded to winners by age group. Graham cracker and pre-made kits are welcome too! Just make your gingerbread houses beforehand and deliver them to the Vestavia Civic Center on December 13th, 2025. Learn more about this years upcoming [Gingerbread Jam](#).

These parties, along with sponsorships, generated an incredible \$37,000 last year. Sponsors love participation, so every \$5 entry can help generate so much more! In just three short years since its incorporation, Megan's Foundation has cumulatively distributed a remarkable \$280,000 in grants to schools. This is a powerful testament to our community coming together for a critical cause. If you're interested in learning more about Megan's Foundation or hosting a Prep Party in your home or office, please check out their website at www.megansfoundation.org. They are a 501(c)(3) public foundation.

Let's continue to support Rod, Susann, and Meredith in their mission to build a safer future for our young people who are just starting their dating lives!

Brook Highland Pool & Racquet Club

BHRC is a private members only club. The club is not associated with Brook Highland HOA but we are so lucky to have such a great facility be located within our neighborhood!

POOL FACILITIES

- Competition swimming pool with seven lap lanes
- Pool cabana with men's and women's restrooms, showers, and snack bar

Contact
205-980-1000
info@bhrclub.com
3157 Brook Highland Drive
Birmingham, AL 35242

TENNIS FACILITIES

- Twenty-two tennis courts (13 clay, 8 grand prix Cushion, and a practice court), 18 of which are illuminated for night play. 5 courts are overlaid for pickleball.
- Courts are grouped in clusters of twos and threes, and the design takes advantage of the land's natural contours and naturalized landscaping.
- Visit the new BHRC Linktree for Tennis Camps, Clinics, New Player Form, and more!
[@BrookHighlandRacquetClub](#)
- Follow BHRC updates on [facebook](#).

Please continue to remind our young neighbors to respect the club & that it is a members-only property. Young visitors should always be accompanied by a membered adult.

If you would like to know more about Brook Highland Racquet Club or information on becoming a member, please call 205-980-1000 or visit their website at bhrclub.com.



Brook Highland Neighbors Facebook Page

The Brook Highland Neighbors Facebook page is not managed by the HOA or Neighborhood Management.

A group of fellow neighbors started it several years ago, before the inception of our HOA. The facebook group is as an easy a way to connect with other neighbors in a friendly way.

It is a great resource to post about lost or found pets. We have a few Houdini's in the neighborhood and through the help of our facebook page, they are often reunited with their owners quickly..

To join, facebook message the group admins. Their contact information can be found on the groups information page.

Neighborhood Groups

We have several clubs. If you are interested in more information, visit the Brook Highland Neighbors Facebook Page.

Brook Highland Book Club

Brook Highland Poker Night

Brook Highlands Moms

Brook Highland Gardening Club

E-mail hoa@brookhighland.org to have your club listed in the next newsletter.

Brook Highland HOA Board

The Home Owners association of Brook Highland is a volunteer & elected position. According to our governing documents, we have 3 elected positions, each for one year terms. The three elected board members oversee the management company in day-to-day management of the neighborhood and ensure neighbors are following covenants and guidelines.

Their role is to execute daily operations of the neighborhood. Such as vendor contracts are followed through and paid, ensure the street lights are operational and the electricity is paid, etc. Their role is to maintain the overall well-being of our community and to assist in communication with neighbors.

Board Members
October 2024-October 2026:
Jay Waites, President
David Gambrell, Vice-President
Sheri Gallyot, Secretary

Lauren Berzette is our Neighborhood Manager and employed by Brook Highland.

Compliance

One of the great things about living in Brook Highland is the benefit of having great neighbors and good covenants. Together they maintain and enhance the value of our property. The Brook Highland Protective Covenants exist to maintain the appearance and high standards of our neighborhood. Compliance includes prior approval for exterior changes as well as routine exterior maintenance. Compliance is monitored by Neighborhood Management periodically for our mutual benefit. Most discrepancies observed are trivial and easily resolved.

It is also the responsibility of Neighborhood Management to enforce our covenants so our subdivision continues to be a peaceful and beautiful place to live.

An easy way to avoid receiving a non-compliance notice is by submitting exterior change requests to the Architectural Review board online through arc tracker. Lauren, our neighborhood manager receives ARB submission and approval reports.

Architectural Review Board

The ARB is our Architectural Review Board. Anytime a resident of Brook Highland wishes to alter the appearance of their property, a request must be submitted to the ARB for review at arctracker.com. If in doubt, please e-mail hoa@brookhighland.org.

Anytime maintenance, repairs, or upgrades are being made to the exterior of your home, yard, or landscaping, submit your painting, fencing, landscaping, and other architectural change requests online by logging in at arctracker.com.

To begin, click on "login to your neighborhood", then search for Brook Highland. The prompts that follow are explanatory. Use your email to create an account and submit your request along with any necessary attachments.

Your ARB is immediately notified of your submittal, and you can track all requests and communicate with the committee at any time via the website. You will be notified by email when a request has been voted on by the ARB.

If at anytime you require special assistance, please reach out via e-mail to hoa@brookhighland.org for clarification.

Tutorial Video:
<https://vimeo.com/157932227>

Frequently Asked Questions

Brookhighland.org has a page dedicated to frequently asked questions from new and existing neighborhood residents. You can search the FAQs, browse existing questions, and propose a new FAQ (and potential answer).

[View FAQS on Brookhighland.org](http://ViewFAQS.onBrookhighland.org).

One frequently asked question is often referring to our mailboxes. View our full [Mailbox FAQ on Brookhighland.org](http://MailboxFAQ.onBrookhighland.org).

Mailbox Posts

Repair & Maintenance

Adhering to the Brook Highland Mailbox Standards is the responsibility of each individual homeowner. If you are in need of mailbox post maintenance, repair, or replacement, please take a moment to review the full [Mailbox FAQ on Brookhighland.org](http://MailboxFAQ.onBrookhighland.org).

One such person for routine maintenance consideration is Mary Beard, a.k.a. Mailbox Mary. She is a resident of Highland Lakes and has been maintaining mailbox appearances for our neighborhood as well as many nearby communities for over 11 years. She has been sent a copy of the Brook Highland Mailbox Standards.

For painting maintenance and mailbox numbers: Mary Beard: 205-213-7929

If you are looking to replace your Brook Highland mailbox numbers, these can be conveniently purchased several ways: Custom Sign Express (also known as CSE Graphics), Alabama Mailbox, or our neighbor Erica Sanchez. We would like to recognize and extend a huge thank to Erica for her dedication to the neighborhood; she was instrumental in assisting the board with a critical review and refinement of our standards.

The vendors have our mailbox numbers reasonably priced, the neighborhood standard font, and they come ready with an easy to install peel and apply template. You have the option to either pick them up or have them mail delivered for an additional fee.

For mailbox numbers only:
CSE Graphics 205-942-7446
Alabama Mailbox Company 205-594-4413
Erica Sanchez (BH neighbor): [Order Online](#)

Mailbox Repair:
Alabama Mailbox Company 205-594-4413
We have gathered contacts but the following is not a recommendation or endorsement. The contacts are individuals that have experience welding mailboxes in the neighborhood:
Cody Harden 205-931-2253
Kevin Hamilton 205-908-9083
Patrick March 205-913-2838 (works with Mary Beard)

Mailbox replacement: [View Online at Lowe's](#)