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Brook Highland
Events

- Light Up Brook Highland- Annual Brook Highland Luminary Event, Friday, December 19 at 7pm
- Annual Neighborhood Garage Sale & Dumpster Day, March 2026

Welcome Message from HOA President, Jay Waites

HAPPY HOLIDAYS! We hope everyone is having a great holiday season. An awesome 2026 is wished for all!

Your HOA Board wants to thank you for supporting us another year. 2025 was a good year for Brook Highland as we continue to strengthen our organization and build our reserves. These accomplishments happen while maintaining the current dues rate. Our neighborhood is so attractive that we have residents who actually grew up here and chose to raise their families here.

There are several groups mentioned throughout this newsletter that I would encourage more neighbors to participate in. The camaraderie between the neighbors in these groups is great and very welcoming.

Brook Highland
Home Owners Association
Board of Directors

President, Jay Waites

Treasurer, David Gambrell

Secretary, Sheri Gallyot

Contact:
hoa@brookhighland.org

Treasurer Report, David Gambrell

We continue to track under budget for operating expenses in 2025 and are well positioned for the new year. Beginning in 2024, we set a goal to levelized dues for a minimum of 3 years, while maintaining a modest reserve. Since then, we have rebid our major contracts to reduce costs and minimize increases. We have also been able to use our reserves for much needed improvements at our entrance. Going into 2026 we are projecting only a 1.5% increase in operating costs, which will be absorbed by our reserve margin. As a result, the 2026 annual dues will remain at the 2024 level of \$270 per lot. Based on our current trajectory, we anticipate being able to maintain dues stable for another couple of years.

Brook Highland Luminaries, an Annual Tradition Revived

Thank you to Brook Highland native, Emily Dieguez for reviving our neighborhood luminary tradition! Those of you that have lived in the neighborhood since the early 90s would remember the Brook Highland Ladies Club who started this tradition and worked so hard each year to put this together in our neighborhood. Those of us that grew up in the neighborhood have such fond memories of riding through the neighborhood with our families, listening to Christmas music, and looking at the beautiful sight of all the Christmas lights on everyones homes. The night the entire neighborhood streets were lined with luminaires is such a meaningful and magical memory that we are so grateful to continue and give to our new generation.

Emily has invited a special neighborhood guest at pick-up this year, Kyle's Cool Beans! We look forward to connecting with all of our neighbors during this fun time. Even if you have not signed up, you can still participate! Luminary pick up begins Wednesday, December 17-19 from 3-7pm at 3749 Kinross Drive. This year, we are especially excited to introduce battery-operated tea lights! This new addition ensures our neighborhood stays glowing all evening—a welcome upgrade for our friends on the ridge where the wind can be a bit more spirited. The cost for luminary supplies is \$10.

Our Light Up Brook Highland Holiday Luminary Event begins Friday, December 19 at 7pm.

A note from Emily, We are so grateful to everyone in the neighborhood who participated in our Holiday Luminary Event last year and we hope to have more participation this year! A special sincere thank you to our volunteers and our HOA whose dedication, hard work, and willingness to serve made everything run smoothly. Everyones efforts truly make our neighborhood shine.

Neighbor Spotlight: The Artist Behind Our Icon

If you've admired the beautifully sketched logo of our neighborhood guard house, you have a fellow neighbor to thank. We are proud to spotlight Kimberly Jones, the talented artist whose vision perfectly captured one of Brook Highland's most enduring symbols.

Kimberly's roots here run deep. A true "Brook Highland native," she grew up in these streets during the 1990s, attending Inverness Elementary and graduating from Oak Mountain High School. Her connection to our community is woven into her work, and we are incredibly grateful she shared her talent to help define our visual identity.

Though the guard house holds no guard, it remains an iconic landmark known throughout Birmingham. To us, it is more than just a structure; it is a symbol of home.



Thanks to Kimberly's artistry, that landmark is now preserved in a beautiful sketch that represents the character and history of the place we all love.

Thank you, Kimberly, for helping Brook Highland shine!

Brook Highland Neighbors
Facebook Page

Check out the Brook Highland Neighbors Facebook page! This group is a community-run space started by residents, for residents. It is not managed or affiliated with the HOA or Neighborhood Management—it's just a great way for neighbors to chat in a friendly, informal way.

It's the perfect place to share neighborhood & local tips or quickly reunite our neighborhood "Houdinis" (those escape-artist pets!) with their families.

How to Join: Search for "Brook Highland Neighbors" on Facebook and message the group admins for access.

Brook Highland is home to many resident-led groups.

Visit the Facebook page for more info on:

-  Brook Highland Book Club
-  Poker Night
-  Brook Highland Moms
-  Brook Highland Gardening Club

Hosting a Club? If you have a group you'd like us to feature in the next newsletter, reach out to us at hoa@brookhighland.org.

Brook Highland Pool &
Racquet Club

We are lucky to have a premier private facility in our backyard! As a reminder, BHRC is not affiliated with the HOA & is a members-only property.

Club Amenities include, Tennis, Pickleball, & a 7-lane competition pool.

Get Involved: Visit the new [BHRC Linktree](#) for tennis camps, clinics, and new player forms.

Contact: 205-980-1000 | bhrclub.com

Compliance

Brook Highland remains a top neighborhood thanks to our neighbors and covenants that protect our property values. To maintain these standards, please remember that all exterior changes require prior approval through ARC Tracker.

Neighborhood Management periodically monitors compliance to keep our community beautiful and peaceful. Most issues are minor and easily resolved, but staying proactive helps everyone avoid non-compliance notices.



Any exterior changes to your home or landscaping—including painting, fencing, or repairs—must be approved by the Architectural Review Board (ARB) before work begins.

Steps to Submit:

1. Visit arctracker.com.
2. Click "Login to your neighborhood" and search for Brook Highland.
3. Create an account using your email address.
4. Follow the prompts to submit your request. Be sure to include any necessary attachments (photos, plans, or color swatches).

What Happens Next?

- Real-Time Tracking: The ARB is notified immediately. You can track your request and message the committee directly through the website.
- Notification: You will receive an email once the ARB has voted on your submittal.

Need Help?

- Watch the Tutorial: [View the Video Guide](#)
- Contact Us: If you are unsure if a project needs approval or need technical assistance, email us at hoa@brookhighland.org.

December 2025, Issue 3	Repeated Announcements	Brook Highland Neighborhood Newsletter
<p>FAQ / Contact</p> <p>Neighborhood Manager, Lauren Berzette</p> <p>205-877-9480 ext: 216</p> <p>lauren@nhmlc.org</p> <p>www.nhmlc.org</p> <p>2700 Highway 280, suite 425 Birmingham, AL 35223</p>	<p>Brook Highland HOA Board</p> <p>The Brook Highland Homeowners Association is led by a dedicated group of elected volunteers. Per our governing documents, these members serve to oversee the community’s day-to-day operations and ensure our neighborhood standards and covenants are upheld.</p> <p>The Board works closely with our management company to maintain the well-being of our community, including:</p> <ul style="list-style-type: none"> • Vendor Management: Overseeing contracts and ensuring quality services. • Operations: Managing the budget and maintaining infrastructure like streetlights and common areas. • Communication: Acting as a bridge between neighbors and professional management. 	<p>Mailbox Posts <i>Repair & Maintenance</i></p> <p>Maintaining your mailbox is a homeowner responsibility. For full guidelines, visit the Mailbox FAQ at Brookhighland.org.</p> <p>Painting & Numbers</p> <p>Mary Beard (“Mailbox Mary”): 205-213-7929 An Eddleman resident with 11+ years of experience maintaining mailboxes to neighborhood standards.</p>
<p>Brook Highland Home Owner Portal</p> <p>arctracker.com</p> <p>Waste Management: 800-607-9509</p> <p>Non-Emergency Sheriff’s Number: 205-678-7464</p>	<p>Current Board Members (2024–2026)</p> <ul style="list-style-type: none"> • Jay Waites: President • David Gambrell: Vice-President • Sheri Gallyot: Secretary <p>Neighborhood Management: Lauren Berzette serves as our Neighborhood Manager. She is employed by Brook Highland to handle daily administrative tasks and compliance.</p>	<p>Replacement Numbers Available in the standard font with easy-install templates:</p> <ul style="list-style-type: none"> • Erica Sanchez (BH Neighbor): [Order Online] – <i>Special thanks to Erica for her work refining our standards!</i> • CSE Graphics: 205-942-7446 • Alabama Mailbox Co: 205-594-4413
<p>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).</p> <p>View FAQs on Brookhighland.org</p>	<p>Repairs & Welding The following individuals have experience with our neighborhood mailboxes (not an official endorsement):</p> <ul style="list-style-type: none"> • Alabama Mailbox Co: 205-594-4413 • Cody Harden: 205-931-2253 • Kevin Hamilton: 205-908-9083 • Patrick March: 205-913-2838 <p>Full Replacement: View the approved model [Online at Lowe’s].</p>	<p>Full Replacement: View the approved model [Online at Lowe’s].</p>
	<p>hoa@brookhighland.org</p>	<p>www.brookhighland.org</p>