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Brook Highland
Home Owners Association
Board of Directors

President, Jay Waites

Treasurer, David Gambrell

Secretary, Sheri Gallyot

Contact:

hoa@brookhighland.org

Neighborhood
Management, LLC
Neighborhood Manager,
Lauren Berzette

205-877-9480 ext: 216

lauren@nhmlc.org

www.nhmlc.org

2700 Highway 280, suite
425

Birmingham, AL 35223

[Brook Highland Home
Owner Portal](#)



Happy New Year!

Between holiday lighting and decorations, planting seasonal flowers, and routine landscape maintenance there has been quite a bit of activity at our entrance off the Parkway. You may have also noticed engineers surveying the area as well as traffic counters in the road. Shelby County has recently informed us the traffic volume studies collected by these activities warrant the installation of a new sensor-based traffic light later this year. The preparations you are seeing now is the essential engineering and design work progressing toward that goal.

The signal will appear similar to the light at Shoal Creek (Hugh Daniel Drive and Hwy 41). After observing that light in action, we're confident it's the right fit for our community's safety and traffic flow. Please stay alert for designers and installers working at the entrance over the coming months as we move toward completion.

Thank you for your patience as we work with the county to make our entrance safer and more accessible.

HOA President, Jay Waites

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A Quick Note on this Newsletter Edition: This "3.1" looks a little different than usual. We wanted to get these updates to you as quickly as possible to kick off the year. Don't worry—our beloved Neighbor Spotlight and the Treasurer's Report will return in our next full-length issue. Thanks for being a great neighbor!

The Season for Spring Cleaning



After the holidays many of us are starting to feel the seasonal urge to declutter. Whether tackling the "junk drawer," clearing out the garage, or sorting through the clothes and toys our kids have outgrown (where does the time go?), it's officially Spring Cleaning Season.

We are so excited to bring the community together for our annual neighborhood garage sale! Last year was a huge success for so many of us, even with the unpredictable weather we faced. This year, we're crossing our fingers for clear skies and plenty of sunshine so we can stick to our scheduled date.

More Info Coming Soon: We will be sending out details next month regarding participation sign-ups, balloon pick-up, and how we'll be promoting the event to the public.

Brook Highland HOA Annual Dues

To keep Brook Highland looking its best, we would like to share a quick reminder that our annual HOA dues are officially payable on January 1st each calendar year. Dues for 2026 are \$270 and are considered late if not received by January 31st.

These funds are essential to our neighborhood, allowing us to maintain our beautiful landscaping, evening street lighting, and the professional management services that keep Brook Highland such a highly sought-after place to live.

If you have questions, please contact Lauren with Neighborhood Management at 205-877-9480.

[Pay Online](#)

Or mail to: 2700 Highway 280, Suite 425
Birmingham, AL 35223

Quarterly Flume Inspection

As we approach our first quarterly flume inspection of 2026, we want to share a quick reminder to help keep our drainage systems running smoothly.

To prevent blockages and local flooding, we ask that all residents keep the areas around flumes clear of landscaping debris and large limbs. If our inspectors notice intentional dumping or debris near a flume, a courtesy letter will be sent to the homeowner with a 30-day window to clear the area.

If the area isn't cleared after those 30 days, our professional landscaping team will step in to handle the removal, and the service cost will be billed to the homeowner. We'd much rather see you save that expense, so please take a moment to tidy up your yard perimeter this week!

Preserving the Beauty of Brook Highland: A Guide to the ARB

Brook Highland continues to be one of the most sought-after neighborhoods in the area, a reputation built on the care we all show for our homes and the shared standards that protect our property values. To keep our community looking its best, we'd like to share a friendly reminder regarding our Architectural Review Board (ARB) process.

Why Do We Have Covenants?

Our neighborhood covenants are designed to ensure a harmonious aesthetic and a peaceful living environment for everyone. By following these guidelines, we ensure that every improvement—from a fresh coat of paint to a new fence—complements the unique character of Brook Highland.

To maintain these standards, all exterior changes require prior approval through ARC Tracker before work begins. While Neighborhood Management does conduct monthly drive-throughs to monitor compliance, staying proactive with your submittals is the best way to avoid any non-compliance notices.

Simple Steps to Submit Your Project

Whether you are planning a major landscape overhaul or a minor repair, the process is quick and digital:

1. Visit arctracker.com.
2. Locate Your Community: Click "Login to your neighborhood" and search for Brook Highland.
3. Create Your Account: Sign up using your email address.
4. Submit Your Request: Follow the prompts to describe your project.
5. Tip: Including photos, site plans, or color swatches helps the board review and approve your request faster!

What Happens After You Submit?

- Real-Time Tracking: The ARB is notified immediately. You can track your request's progress and message the committee directly through the portal.
- Approval Notification: Once the ARB has voted, you will receive an automatic email notification with the decision.

Need a Hand?

- Watch the Tutorial: Not sure where to click? [View the Video Guide here].
- Get in Touch: If you aren't sure if a project requires approval, or if you run into technical issues, please email us at hoa@brookhighland.org.

Thank you for your continued commitment to keeping Brook Highland beautiful!