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# NORTH PARK NEWS

North Park Homeowners' Association  
1405 Suzi Lane  
Pflugerville, TX 78660



NPHOA

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www.northparkhoa.org

**Board Members 2010-2011**  
Daniel Smothers-President  
Sharon Robertson-Vice President  
Julia Bechara-Secretary  
Linda McMaster-Treasurer  
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NEW YEAR'S RESOLUTIONS

FIRST QUARTER 2011

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## FROM THE PRESIDENT

Hey all! How was the New Year? I hope all went well. Did you make any New Year's resolutions? One of my son's school projects is to make a New Year's resolution. Does anyone know how to explain a New Year's resolution to a kindergartener? The Board has made a resolution to help make North Park an even better place to live in 2011. What is your resolution? Lose weight? Spend more time with family? Whatever it is, we hope that you remember your home and yard.

I wasn't thinking too much about my yard until my neighbor put his house up for sale and I realized that I needed to get rid of some branches, leaves etc. from around my house. Also, I cut a tree down to the roots that was growing up through my fence. Yesterday I went to Gaddy's True Value and bought a treatment to put on the roots so hopefully they won't grow back. While there, a helpful clerk recommended *fescue*, a cooler weather grass that should grow well in a shady spot in my yard. Hopefully, I can have my yard looking good so my excellent neighbor can sell his house quickly and easily and I can get a fine new neighbor.

Even if you are not thinking of selling your house, your neighbor might be. When we were looking at houses a few years ago before we found this one, we looked at some houses that were nice but the neighborhood was less desirable.

Speaking of neighbors, is one of your New Year's Resolutions to get to know your neighbors better or join the neighborhood watch? Both are excellent means to cut down on crime such as what we had over the holidays. (See UNLAWFUL ACTIVITY article)

Another resolution might be to be more water wise. Make sure that you are not over watering your grass and keep those sprinkler heads pointed on the grass, not the road. Grass needs less than an inch twice a week.

Another good way to be water wise is to use native plants that require less water. [Growgreen.org](http://Growgreen.org) suggests native plants and landscaping solutions for the Austin Area that will help. Another good reference is The Central Texas Gardener, [pbs.org/ctg](http://pbs.org/ctg). The other day they talked about low maintenance fruit trees: pears, figs, and pomegranates. I need to check those. Another good resource is your local garden store (Don't think big box.) I mentioned Gaddy's. Also we recently found a nursery in Round Rock Gardens off Sam Bass Road that is nice. I love the Natural Gardener but that is off Bee Caves Road in South Austin.

I doubt that you made a resolution to follow the HOA covenants, but please don't forget them. Read them in detail on [www.northparkhoa.org](http://www.northparkhoa.org).

- **Covenant 2.05** does not allow **rubbish or debris** to accumulate, or trash cans to be left on street or driveway.
- **Covenant 2.08** reminds us to keep structures on our property in good repair, including fences.
- **Covenants 2.17 and 2.18** reminds us to keep unsightly articles such as inoperable vehicles or trailers off property or streets.

**Daniel Smothers, President**

## CURB SIDE DEBRIS / CHIPPING

There are options for depositing of yard waste and other recyclables. One is to Call 252-CHIP or email [chipping@cityofpflugerville.com](mailto:chipping@cityofpflugerville.com) with your name, address and call back number and curb side pickup will occur within 7 - 10 working days.

Another is to take them to the recycle center inside NE Metro Park located at 2609 E. Pecan. Free compost is available there on a first come/first served basis.

## UNLAWFUL ACTIVITY IN DECEMBER

The Board obtained the following information by filing an Open Records Request with both Pflugerville and Travis County. The following is a summary of incidents listed on those reports.

**Sunday, December 26, 2010, at about 5:37 PM, a 911 call originated from a mobile phone located approximately at a vacant lot on Scarlet St. west of I-35 in a light industrial area. The scene shifted to Rosemont Apartments on Heatherwilde in NE Pflugerville.**

The disturbance at Rosemont moved to the intersection of Grand Ave. and Viki Lynn Place where 8 -10 people were involved. A second call reported subjects leaving the scene in two white vehicles. Possible shots were fired between vehicles on Viki Lynn. Two sheriff's cars gave pursuit and subjects were stopped on Natural Bridge. IDs, registration and licenses were checked. Information obtained by Travis County was handed off to Pflugerville.

The Pflugerville Police Department is continuing their investigation.

**Thursday, December 30, 2010, a Pflugerville Police report lists four vehicles parked on Viki Lynn that were burglarized, probably overnight or early morning.**

### Let's keep our neighborhood safe

- \* Contact the Board to volunteer for NEIGHBORHOOD WATCH
- \* Lock parked cars and remove garage door opener
- \* Remove valuables and temptations
- \* Be observant
- \* Call 251-4040 non-emergency or 911 emergency

## TREASURER'S REPORT

This is the first time in many years that the association has finished the year in the "black." Income 2010 was \$24,197.13 exceeding the projection of \$23,355.00.

This was due primarily to two factors:

- Progress was made in collecting delinquencies when homeowners sold or refinanced.
- Water expense was cut in half due to rains.

The Board encourages Owners to view financial statements on the website.

Most of you are aware that there are surplus funds accumulated prior to 2002. Although it has been tapped in the last few years for budget deficits, there still remains a substantial amount. Email the Board with your views and suggestions on how best to use this money. Some possibilities might include:

- Sound barrier fencing on Grand Ave. & Royston
- Landscape improvements to Grand Ave.
- Depletion through assessment reduction

**Linda McMaster, Treasurer**

## Santa

visits  
North  
Park

Assisted by  
Mr. & Mrs.  
Richard  
Evans



**ASSESSMENTS ARE PAST DUE AS OF FEBRUARY 1, 2011. Those having financial difficulties may contact the Board for payment options.**