

# North Park News

## North Park Homeowners' Association

1405 Suzi Lane  
Pflugerville, TX 78660

## Newsletter

April 2005



Voice mail: 989-3074

Email: [board@northparkhoa.org](mailto:board@northparkhoa.org)

Website: [www.northparkhoa.org](http://www.northparkhoa.org)

## Board Members 2004-2005

Stephen Gonzales – President  
Ben Stafford – Vice President  
Linda McMaster – Secretary  
Craig Kramer – Treasurer  
Joyce Arment - Parliamentarian

## From The President

So far this year the Board has several new projects in the works. One of the most visible has been the clearing and removal of debris from the tot lot area along the creek. This activity is being conducted in preparation for a new safety fence that will eventually line the back of the playscape. Travis County recently cleared the Royston ditch of trees and brush, much to the disappointment of some homeowners along parts of Freestone and Natural Bridge who enjoyed the sound and view barrier from the businesses and traffic. The Board did not prompt this activity, although we have contacted them about the drainage problem that still has not been completely resolved.

The Board recently mailed out your copy of the approved amended Bylaws. As mentioned in the cover letter, a copy is also available on our new website. We did not mail copies to those homeowners who picked up their copy of the Bylaws at the December 2004 budget meeting.

We are looking at an automated telephone service that could reduce our monthly phone bill, plus provide new features such as interactive voice response, fax capabilities, and message notifications for homeowners.

Another major project in the works is the gathering of management company bids. The recent addition of this line item in our 2005 annual budget has prompted us to gather request for quotes from nearly 10 different local management companies to ensure we can get the most service for our budget dollars.

We will work to keep you informed between newsletters by posting information on our new website, so if you have Internet access, be sure to visit the website at least monthly to find out the latest happenings in the neighborhood.

**Stephen Gonzales**, President

## From the Vice-President

### Annexation by Pflugerville

The following is offered for informational purposes and is not an endorsement by the NPHOA:

Recently you received a letter from the City of Pflugerville announcing their intent to annex the North Park Subdivision effective December 2007. According to the City's planning Director, services that will be provided by the city will include: 1. Police service, 2. Maintaining current street lights, 3. Animal control services, 4. Maintenance of some common areas such as the ditch on Royston, 5. Code enforcement on such things as abandoned vehicles, 6. Residents can participate in City elections. The Board has until May 6 to file a formal request for the city to take over any additional items now maintained by NPHOA.

The City will provide garbage service for a fee. Existing garbage services will be phased out over a two-year period following the annexation. Fire, EMS and Water service will remain unchanged. Following annexation, residents will be required to pay city taxes in addition to the property taxes we now pay.

**Ben Stafford**, Vice President

# Secretary's Report

## SUBDIVISION COMPARISON SUMMARY

SUBDIVISION	CITY	# of Homes	Age	MANAGEMENT COMPANY	ANNUAL ASSMNT	AMENITIES / SERVICE PROVIDER
<b>North Park</b>	Proposed Annexation Phase II, Pflugerville 2007	173	1994	To be determined	\$ 175	Tot Lot by HOA Water/Electric by HOA Landscaped area on Grand Ave. by HOA Grounds Maintenance by HOA
<b>Springbrook</b>	Proposed Annexation Phase II, Pflugerville 2007	417	1995	Innovative Administrative Services	\$200	Green areas including 4 acre park w/gazebo, sports courts, grills and tables Maintained by City of Pflugerville (**)
<b>Cambridge Heights</b>	Proposed Annexation Phase I, Pflugerville 2006	668	1998	Liddiard Management	\$318	Pool maintained by HOA Park maintained by City of Pflugerville
<b>Creeks @ Round Rock</b>	In city of Round Rock off A.J. Grimes	88	2004	Plateau Management	\$300	Small park maintained by city Bordered by Brushy Creek

\* Currently under construction

\*\* While Springbrook and Cambridge Heights have not yet been annexed, Pflugerville pays for maintenance of their recreational areas. Per negotiations prior to approval between developers of Springbrook and Cambridge Heights, the City of Pflugerville required that some land be dedicated to the city as green area. This was not policy when North Park subdivision was proposed, and therefore NPHOA must pay for maintenance of our own common areas.

**Linda McMaster, Secretary**

## Covenant Corner

**PETS:** Once again it has come to the attention of the Board that some animals are being seen running loose in the neighborhood. You may have read that Travis County has passed a stronger ordinance recently regarding control of pets. Our covenants are clear on this subject.

According to our Covenants in Article II, 2.20 Animals Household Pets: "...No domestic pets will be allowed on the Property other than on the Lot of its Owner unless confined to a leash. ...No domestic pet shall be allowed to run at large..." Let's all do what we can to insure the safety and well being of all our residents – four legged and two legged.

**LAWNS:** Once again our lawns have started growing rapidly. Let's take pride in our neighborhood and keep our yards nicely mowed. The Board is working on procedures for handling yards that are unsightly. Please let us know if you have suggestions for this policy.

**Joyce Arment, Parliamentarian**

### Interested in Participating?

Send us your name, address, and the position you are interested in so we can send you information on that position.

**North Park HOA needs YOU!**

## Announcing

The NPHOA has a new website: [www.northparkhoa.org](http://www.northparkhoa.org). There will no longer be any irritating pop-up ads. The Board hopes you will find the new site a very "friendly" one, so please take a moment and visit. Send us your comments and suggestions regarding other information you would like to see. We will be working on a set of frequently asked questions (FAQs) to assist homeowners with common inquiries. The Announcements area will provide current announcement and planned events.

### Considering an Improvement?

Download an Improvement Request Form from [www.northparkhoa.org/information.php](http://www.northparkhoa.org/information.php), or request a form by writing the Board at, 1405 Suzi Lane, or by calling 989-3074. When a home is sold, resolution of any possible violations is necessary as part of the Resale Certificate required by the Texas Property Code.

## Treasurer's Report

	JAN	FEB	MAR
<b>Electric</b>	\$255.06	\$255.18	\$254.73
<b>Water</b>	\$ 78.69	\$ 78.85	\$ 75.85
<b>Telephone</b>	\$ 37.64	\$ 37.63	\$ 37.57
<b>Internet</b>	\$ 12.85	\$ 12.85	\$ 12.85
<b>Grds Maint</b>	\$741.50	\$741.50	\$741.50

NOTE: 2005 grounds maintenance includes servicing of the Royston ditch area