

North Park News

North Park Homeowner's Association

1405 Suzi Lane
Pflugerville, TX 78660

Newsletter
August 2007



NPHOA c/o Alliance Association
Customer Service: 512-347-2888
www.allianceonline.net
www.northparkhoa.org

Board Members 2007-2008

Phillip Hayter – President
Richard Evans – Vice President
Kathy Karp – Secretary
Michelle Gee – Treasurer
Joyce Arment –Parliamentarian

OFFICERS ELECTED

The following individuals were elected to the North Park Homeowners' Association Board of Directors at the annual meeting held along with National Night Out, August 7, 2007.

President – Phillip Hayter
Vice President – Richard Evans
Secretary – Kathy Karp (2nd year of 2 year term)
Treasurer – Michelle Gee
Parliamentarian – Joyce Arment

The new board will continue to meet on the third Tuesday at 7 pm at Grace Christian Center. You are invited to address the board by arranging in advance with Jennifer at Alliance.

Many thanks to outgoing Board members, Steve Gonzales, Ben Stafford, and Linda McMaster, who have served their neighbors for many years.

NATIONAL NIGHT OUT

The annual National Night Out celebration was held August 7 at the Tot Lot. There was plenty to eat and drink, and there was the opportunity to meet with neighbors. A moon walk was available for the youngsters. There was also a brief address from Eva Reyna, of the Travis County Sheriff's Department, and Mike Wilson of the City of Pflugerville Police Department. They both stayed after their talk to answer questions from the residents.

For the first time, the annual meeting was held as a part of National Night Out. The outgoing Board was pleased with the attendance, and a quorum was reached. An uninvited guest – a raccoon on the roof of the adjoining house – was noticed by many. It seemed to be listening intently to the meeting agenda.

The crepe myrtle planting was dedicated in remembrance of Gregory Garrett. We were pleased that Myra Garrett was present.

Many thanks to the Water Tank, Posado's, Texas Roadhouse, and Mr. Gatti's, who made donations for the prizes. A special thank you to David Freeman, Marion, TX, for supplying the tent for the 5th year. We would also like to recognize Sock Hop for good service in supplying the chairs and moon walk, and Amigo's B.B.Q. Grill for the tasty food.

It was difficult to hear at times, and just a bit warm, but overall we are pleased with the results of having our annual meeting in conjunction with National Night Out.

COVENANT VIOLATION REPORT

There continue to be violations that concern many homeowners. Several were mentioned in the open forum part of the annual meeting. We are working very hard to handle problems. The NPHOA has procedures adopted for action, but the time it takes to settle problems can be frustrating. Be assured

that violators do receive letters and fines and are reported to the credit bureau. Sometimes the situation is complicated by problems occurring on rental properties, especially when the owner has given no forwarding address.

Please continue to report problems to Customer Service at Alliance. It helps us all to have a record. By notifying Alliance, the problem may be addressed immediately. If that cannot occur, documentation has been started to be used in the future.

**ALLIANCE ASSOCIATION MANAGEMENT
CUSTOMER SERVICE: 512-347-2888**

web site: www.allianceonline.net.

Email: info@allianceonline.net.

VIOLATIONS SINCE MAY 1, 2007

Type of Violation	1st Letters	2nd Letters	3rd Letters
Fence	2	1	1
General Yard Maintenance	27	9	7
Trash & Debris	4	2	1
Inoperable Vehicle	8	6	2
General Property Maintenance	18	10	4
TOTALS:	59	28	15

A copy of simplified rules for North Park was mailed with the annual meeting announcement. If you would like another copy, please contact Alliance.

PLANNING IMPROVEMENTS?

Download the Improvement Request Form from the North Park website or Alliance’s website, or request one in writing from Alliance Management Company, 15912 RR 620, Suite #205, Austin, TX, 78717.

All improvements (i.e., decks, exterior structure changes, etc.) need approval from the Architectural Committee currently comprised of the Board members.

TREASURER’S REPORT

	Budget	YTD 07/31/2007	Remaining
Electricity	\$4000.	\$2011.94	\$1988.06
Water	\$4000.	\$2453.56	\$1546.44
Landscaping maintenance	\$10000.	\$5833.00	\$8722.56
Insurance expense	\$3600.	\$1272.30	\$2327.70
Management Fees	\$6600.	\$3850.00	\$2750.00

MANAGEMENT BENEFITS

You may have noticed that the insurance expense is much less than budgeted. One of the benefits North Park has received from hiring Alliance as a management company is access to special rates for insurance. We are required to have liability insurance for the Tot Lot, as well as for the Board. Our savings on this item has been substantial.

ANNEXATION UPDATE

Last year, months of negotiations between Pflugerville, North Park, and her sister subdivision, Springbrook, resulted in the final Annexation Service Plan, which may be viewed at <http://www.cityofpflugerville.com/Archive>.

Trey Fletcher, current **Planning Director** for Pflugerville, replaced former director Clyde von Rosenberg, who chaired the sessions. In addition to routine municipal services covered in the agreement, Mr. Fletcher has confirmed the following information regarding issues of interest to the neighborhood:

- Pflugerville **codes**, regarding animal control, abandoned vehicles, property maintenance

and noise, have been strengthened and will be enforced. Codes may be accessed at www.cityofpflugerville.com “Online Documents”

or <http://tx-pflugerville.civicplus.com>.

- **Garbage collection** (Sec. II. A.) is available at a reduced rate by contract with the city’s provider. Residents will be required to use it within 2 years.
- **Water** and wastewater (Sec. II. B. 1. & III, & Exhibit B.) *cannot* be provided by Pflugerville under laws of Texas, and will continue to be provided by Windermere, a privately owned company. Pflugerville can possibly supply additional water.
- Maintenance of **ditches** along Royston and Suzi will commence immediately to be done a min. of 6 times a year. (Sec. II. B. 4) Trees/shrubs are to be planted along Royston for erosion prevention. Problems to be resolved within 3 years. (Sec. IV. A., B., C.)
- Traffic studies will commence within 180 days of annexation to determine whether **traffic light** should be placed at Royston and Grand Ave. (Sec. IV. F.)
- **Street lights** (Sec. IV. G.) will be placed by Pflugerville on the corners of Viki Lynn, Glorious and Idaho Falls ASAP. Median lighting along Grand Ave. will be added to the City’s Capital Improvement Project list. (Sec. IV. H.) Pflugerville will absorb the cost of electricity for all street lighting.
- Pflugerville Recreation and Parks may maintain **Tot Lot** and replace playscape if residents **dedicate playground to Pflugerville before September 2, 2008.** (Sec. IV. I.)

NORTH PARK WEBSITE

Steve Gonzales has volunteered to maintain our North Park website. If you haven’t seen it lately, it is up and running. It has contact information, a copy of the bylaws and covenants, the improvement request form, and past newsletters. Give it a look: www.northparkhoa.org.

FIRE ON SUZI AT ROYSTON

August 13 smelly blue smoke was noticed coming from under the culvert at Suzi and Royston. The fire department informed us that it was a small deliberately set grass fire, and that this had happened before. He asked that we watch for kids playing in that area.

VOLUNTEER LIST

Send us your name and tell us your interest, and help make a difference in North Park. We welcome involvement by our homeowners. What can you do to help?

CONTACT INFORMATION

Law Enforcement Non-emergency	Travis County Sheriff (512) 974-0845 ext. 3
Emergency/Fire/EMS	911 / (512) 251-2804
Street Light Problems	Oncor Services 888-313-4747 www.txelectricdelivery.com/community/streetlights/default.aspx .
Water	Windermere Utility Co. Managed by Eco-Resources (512) 335-7580
Mowing on Grand Ave. and Royston	Travis County Precinct # 2 (512) 854-9222
Board email	board@northparkhoa.org
Jennifer Harvey Alliance Rep.	jharvey@allianceonline.net