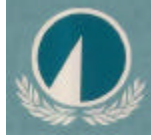


# North Park News

**North Park  
Homeowner's Association**

1405 Suzi Lane  
Pflugerville, TX 78660

**Newsletter**  
January 2006



NPHOA c/o Alliance Association  
Management 347-3861  
[www.allianceonline.net](http://www.allianceonline.net)

## **Board Members 2005-2006**

Stephen Gonzales – President  
Ben Stafford – Vice President  
Ingrid Motta – Secretary  
Linda McMaster – Treasurer  
Joyce Arment –Parliamentarian

## **FROM THE PRESIDENT**

As we begin the New Year, I'd like to update you on the progress of the transition of HOA administration to Alliance. During this transition the Board has spent a majority of its effort from September through December 2005 verifying that budget accounts were properly mapped into the Alliance accounting system by ensuring all automatic bill pays were redirected, and validating all income/expense transactions were properly coded.

The transition of the covenant violations process to Alliance has also required considerable time. We are working to fine-tune the process for reviewing violations identified by Alliance, and improving the clarity of content in violation letters sent to homeowners.

Although the oversight of this transition to Alliance has occupied a majority of the Board's time we are happy to report that we have seen benefits from their management. There has been a reduction in both the amount of outstanding uncollected assessments and reduction in the number of covenant violations in the neighborhood. Please help us continue this trend by paying your 2006 assessments by the end of January and taking a moment to look at your house and move any debris or stored landscaping items behind your fences so it is not visible from the street. Thanks to all for helping improve the look of our neighborhood; and, as always, we continue to welcome your suggestions and comments.

Please read on to learn about activities regarding our pending annexation and progress against the sexually oriented business

**Stephen Gonzales, President**

## **SEXUALLY ORIENTED BUSINESS**

No doubt by this time you have heard about the planned building of a **Sexually Oriented Business** at Grand Avenue and IH 35 across the street from Graham Central Station.

The story begins just before **Thanksgiving**, when a jogger noticed the sign required as part of the minimum public notice face down on the ground. The homeowner contacted a Board member who called Ann Denkler, assistant to Commissioner Sonleitner. Denkler gave the Board member the name of Sgt. Wayne Sampson at Travis County sheriff's department, since the Sheriff is the sole person in charge of granting the business license. Sgt. Sampson said the "permit" had been issued the week before. That, and subsequent conversations with the attorney for the Commissioners' court proved discouraging. The progress was discussed by the Board at the Annual Budget meeting **Dec. 15**.

Shortly after, one of our residents took initiative to notify residents by an anonymous mass mailing. Deanna Burleson and her husband Chris were motivated into action and began what has become a massive campaign against the proposed sexually oriented business. She is an inspiration to us all!

The NPHOA Board held an emergency meeting on Sunday, **Jan. 8**, to write a letter in opposition to this kind of business being built so close to our homes. The letter was sent to Ms. Burleson and also faxed to the Pflugerville Pflag.

President Gonzales forwarded the information to our partner in our phase of annexation, Springbrook, and they also joined the campaign. Many area subdivisions, churches and businesses have gotten involved. Monday, **Jan. 16**, Ms. Burleson organized protestors who picketed that site. It was covered by at least 3 television stations.

Last **Tuesday night**, the Board attended a meeting with representatives of several subdivisions, churches, and businesses. Travis County Commissioner Karen Sonleitner and her assistant Ann Denkler were in attendance also.

Prior to the meeting 1,300 signatures had been collected, and letters in opposition to the building of the sexually oriented business had been sent by several HOAs, Commissioner Sonleitner, and Representative Strama.

Volunteers were assigned to work on different activities. The group is investigating all legal avenues possible to stop this business from being built so close to family homes, churches and day cares. Our main focus now is to determine the accuracy of the application for permit and to determine whether the Sheriff's office properly investigated the application.

Check the website: [www.stopSOB.com](http://www.stopSOB.com).

The next group action will be a picket on Grand Avenue on Saturday, January. Feel free to make your sign and show up.

## ANNEXATION

President Gonzales and Treasurer McMaster were appointed by Travis County to the **Annexation Committee** for the upcoming phase which includes North Park and Springbrook to be completed in 2007.

North Park was lucky to get two members on the five member committee. Our sister neighborhood Springbrook is more than 3 times larger in size and has more facilities to maintain.

The **first meeting** of the committee was held in December. Pflugerville officials outlined their plan to bring North Park services in line with the rest of Pflugerville.

The **Service Package** on the table consisted of police protection, use of Pflugerville public facilities, and electricity for our street lights. Garbage pickup through the City would not be required for two years, but homeowners could subscribe with IESI at a rate lower than those currently available. Water would not be included due to the laws of Texas which uphold the rights of the private company that supplies our water now.

Beyond these minimal services, your North Park representatives will be negotiating on your behalf. The committee will have at least two more meetings. Residents wishing to give suggestions for items to be included may contact Alliance Customer Service. Once resolved, requests will be presented to Pflugerville.

President Gonzales and Treasurer McMaster took an extensive walking tour of NPHOA common areas with Clyde Von Rosenberg and other key Pflugerville officials. We were excited to hear that Head of Parks and Recreation, Glenn Holzer, seemed favorable to connecting a hiking trail from behind our Tot Lot to the proposed creek trail behind Springbrook.

## TREASURER'S REPORT

	OCT	NOV	DEC
<b>Electric</b>	\$255.06	\$255.18	\$275.01
<b>Water</b>	(\$71.28)	\$305.74	\$277.36
<b>Alliance</b>	\$550.00	\$550.00	\$550.00
<b>Gen. Admin.</b>	\$292.92	\$169.10	\$305.36
<b>Grds Maint</b>	\$741.50	\$741.50	\$741.50

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