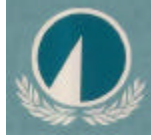


North Park News

North Park Homeowner's Association

1405 Suzi Lane
Pflugerville, TX 78660

Newsletter
January 2007



NPHOA c/o Alliance Association
Management 347-3861
www.allianceonline.net
www.northparkhoa.org

Board Members 2006-2007

Stephen Gonzales – President
Ben Stafford – Vice President
Kathy Karp – Secretary
Linda McMaster – Treasurer
Joyce Arment –Parliamentarian

FROM THE PRESIDENT

The close of the 2005 – 2006 term of the Board of Directors marked our 1st anniversary of partnership with Alliance Association Management. The transitional efforts that took place have now stabilized resulting in a set of standard processes that Alliance employs.

Another transitional task that took place was working with Alliance to ensure their interpretation of covenant violations conformed to the Board's application. Among the main accomplishments were getting existing violations transferred into Alliance's system, finalizing the process for sending violation letters, and adopting the fining schedule. Now, on a monthly basis, the community manager drives the property to monitor conformance to the covenants and mails out the necessary letters to homeowners after Board review.

Enforcement of the covenants is always a difficult task. Of course, it would be much easier if each and every homeowner just mowed and edged their yard, properly stored items on their property, and mailed in improvement requests prior to performing the work. However, in those cases where the property does not meet the spirit of the covenants, Alliance generates the necessary notifications in an effort to remedy the situation.

A new tool implemented by Alliance in hopes of reducing delinquent dues and fines is the reporting to the credit bureau of the outstanding accounts.

Recent statistics from Alliance indicate that the assessments delinquency rate has dropped from a rate of 18% down to near 10% over the past year. This is a significant improvement and illustrates the effectiveness of a consistent and diligent collections process.

We are interested in hearing your ideas on how to keep our community a great place to live. Since we've always had a great turnout at the National Night Out, this year, the Board is considering combining the annual HOA meeting & election with the annual National Night Out. That will also be a good time to identify volunteers.

Lastly, several of the existing Board members, including myself, are nearing the end of the 5-year consecutive term limit. This means we need new homeowners to step forward and volunteer to fill board position next year. Recently, our past secretary Ingrid Motta resigned and we are happy to announce the appointment of Kathy Karp as our new Secretary. Thanks Kathy!

Stephen Gonzales, President

SECRETARY'S REPORT

On August 29, 2006, the Annual North Park Election Meeting was held. No quorum could be reached. A second attempt was made on September 28th, and once again there was no quorum. Upon advice of Alliance Management's legal department stating that the business of the association must be conducted even without the election of a new board, the existing board opened its annual meeting

with three homeowners present. Since no new board could be elected, the existing board members will continue the business of the HOA in their current positions.

Ingrid Motta, Past Secretary

COVENANT VIOLATION REPORT

Violations of the deed restrictions are taken seriously in order to improve the quality of life for homeowners and to maintain property values. The following summarizes violation letters sent by Alliance over the summer months, evidencing the fact that often a friendly reminder is all that is needed.

Type of Violation	1st Warning	2nd Violation	3rd Violation
Unightly Articles in view	1	0	0
Fence	9	2	0
For Information Only	2	0	0
General Yard Maintenance	53	17	9
Property Maintenance	2	2	1
Recreational Vehicles/Trailers	1	0	0
Signage	1	0	0
Trash & Debris	14	5	3
Inoperable Vehicle	4	2	0
Other Property Violation	27	16	11
TOTALS:	114	44	24

Sometimes it may feel as though you are being singled out; however, this is not the case. We are simply trying to send you a friendly reminder of the deed restrictions. If you ever feel that you were sent a violation in error please, feel free to call Alliance Customer Service. Mistakes do happen despite precautions taken.

REPORTING PROBLEMS

If you have a complaint or issue you would like addressed, please feel free to call Alliance Customer Service and report it, I promise to look into it and act appropriately.

By notifying Alliance, the problem may be addressed immediately. If that can not occur, documentation has been started to be used in the future.

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

or at their web site: www.allianceonline.net.

Jennifer Haas Harvey

Managing Agent, Alliance Association Management

TOT LOT TRIBUTE

The crepes planted at the tot lot seem to be doing well, and will soon look even better with decorative rock surrounding them. As mentioned in our last Newsletter, the planting was made in tribute to Gregory Garrett for his contribution to North Park. The Board is considering a bronze plaque to be placed by the trees. To contribute, please contact Joyce Arment by mail at 1405 Suzi Lane or email the HOA Board at board@northparkhoa.org.

TREASURER'S REPORT

	Average	September	3 RD Qtr YTD
Electric	\$ 318	\$ 286	\$2862
Water	\$ 284	\$ 448	\$2556
Alliance	\$ 550	\$ 550	\$4950
Gen.Admin.	\$ 108	\$ 167	\$ 965
Grounds Maintenance	\$625.50	\$625.50	\$5625

Linda McMaster, Treasurer

PLANNING IMPROVEMENTS?

Download the Improvement Request Form from Alliance's website given above, or request one in writing from Alliance Management Company, 115 Wild Basin Road #308, Austin, TX, 78746.

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