

# North Park News

## North Park Homeowners' Association

1405 Suzi Lane  
Pflugerville, TX 78660

## Newsletter

June 2004



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[http://northpark\\_hoa.tripod.com/](http://northpark_hoa.tripod.com/)

## Board Members 2003-2004

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

## From The President

First, a couple of quick updates. We are excited to report that after reviewing final bids, a decision has been made on playscape area renovations. The new improvements will consist of repair to the existing fall zone, and the addition of a new picnic table and two new park benches. Construction is expected to start in July. Also, design of the new signage is nearly complete. We have been reviewing proofs to verify the design before the replacement of the Royston entrance sign and the tot lot signs.

Next, a topic that has been discussed many times over the history of this homeowners' association is being discussed once again – a management company. However, this time we were delighted to find several smaller management companies in the area that actually offer “a la carte” style management options for homeowner associations. This option opens up new possibilities that were previously not as attainable. We are currently compiling information that can be shared at this year's general homeowners meeting. Our key considerations (not all), are: 1) how much will a single service, such as bookkeeping, cost us? 2) can this cost be absorbed into the budget with little or no increase in assessments? 3) what will be the role of the Board in managing the management company?

One advantage of contracting these administrative burdens is consistency. Each year, new Board members bring new ways of managing

our affairs. We've certainly gained ground in a lot of areas, but we may not have the necessary expertise each year on our volunteer Board to be most effective. Additionally, contracting some duties could actually allow the Board to nurture more fun and important activities for the neighborhood, such as other landscaping / playscape improvements, revival of neighborhood watch and social committees, and generally keeping our neighborhood informed of local issues affecting us.

Let us know your opinion. We'd like to hear from you.

**Stephen Gonzales**, President

## From the Vice-President

### Road Works on Grand Avenue

You've probably seen the signs announcing the temporary closure of Grand Avenue, but like most of us you were passing too fast to read the details. According to Mr. Don Warner of Travis County Road & Bridge Department, the plans are as follows: 1) Grand Avenue will be widening to four lanes from the Shell (old Texaco) Station to the water tower. 2) Their first project will be to construct two additional lanes on the west side of the existing road. 3) The existing two lanes will remain open while the new lanes are being constructed. 4) They are going to construct a 360 foot bridge over the existing low water crossing. 5) After the first two new lanes of the road are constructed, they will divert traffic to the new lanes then begin

construction on the old lanes. 6) There will be a bicycle lane along the length of the new road. 7) The project will take at least a year to complete. The construction phase should not affect North Park except that those entering Grand Avenue from Royston may be inconvenienced at times.

Another item of interest is the status of the bylaws revisions. After twice attempting to have a vote on the revisions without obtaining the necessary number of homeowners to vote, the Board decided to schedule the vote to occur during the August general meeting. If you are unable to attend this meeting, be sure to give your proxy to a neighbor, or to the Board.

**Ben Stafford**, Vice President

## Secretary's Report

### Summary of Board Activities as of June 28

Board Meetings	11
General and Special Meetings	2
Improvement Requests processed	5
Resale Certificates and Covenants Packages supplied	7
Covenant violations notices mailed	9
Covenant violations resolved	5
Liens filed 8/2003-6/2004	15
Liens released 8/2003-6/2004	3
Total liens filed 1996-6/2004	43
Total liens released 1996-6/2004	21

**Linda McMaster**, Secretary

## Covenant Corner

The Board receives various complaints about violations. A couple of the most common ones involve rubbish and debris, and unsightly articles.

**2.05 Rubbish and Debris.** *No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property...as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants.*

**2.17 Unsightly Articles.** *... No article deemed to be unsightly by the Architectural committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares. Without limiting the generality of the foregoing, trailers,...campers, motorcycles, and garden maintenance equipment shall be kept at all times, except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages...*

Many different items can fall into the category of rubbish and debris. They might include yard waste, stored construction debris, and outside storage of items such as appliances, equipment, shelving, etc. Remember that anything visible from a public thoroughfare affects us all.

## For Your Information

The Board recently adopted a Deed Restriction Violation Policy to insure a standard procedure that defines the sequence of actions to be taken should a homeowner be in violation of the Declarations of Covenants, Conditions and Restrictions for North Park. A schedule has been determined for the timing of the notifications to the homeowner and for assigning fines and liens. In addition, standard fines have been determined. The new policy is available on the web site or may be requested by contacting the Board by mail, email or telephone.

**Joyce Arment**, Parliamentarian

### Considering an Improvement?

Download the Improvement Request Form from our website: [http://northpark\\_hoa.tripod.com/](http://northpark_hoa.tripod.com/) - Members Page, or request one by writing the NPHOA address at 1405 Suzi Lane or by telephoning the NPHOA at 989-3074.

# Treasurer's Report

## Assessment collection update:

To date we have 142 members that are current – thank you!. There remain 31 homes that owe monies for special and/or annual assessment. Below is a table detailing these monies.

<b>142</b>	82%	<b>Residents that are current</b>
<b>31</b>	18%	<b>Residents that owe some monies</b>
10	6%	Owe < \$165.00
7	4%	Owe \$165.00 - \$299.99
6	3%	Owe \$300.00 - \$599.99
8	5%	Owe >= \$600.00

Notification of debt owed for 2004 and other assessments has been mailed to the delinquent members, and liens have been filed where applicable. All payments remitted are applied to the most delinquent amounts first. The total amounts owed will continue to accrue special assessment fees until paid in full.

We ask for everyone's cooperation in resolving these past due amounts. Please contact the HOA to discuss and resolve them.

**Craig Kramer**, Treasurer

### Information and Emergency Numbers

Fire / EMS: 911 / 251-2801  
Landscape Maintenance: TruGreen  
Mowing on Grand Avenue & Royston: Precinct #2, 854-9222  
Sprinklers and Planting: Key Sprinkler Co. 836-1773  
Street Lights: Oncor Services, 1-888-313-4747  
Travis County Sheriff's Dept: 854-9285  
Travis County Traffic Enforcement: 854-9589  
Water: Windermere Utility Co. 335-7580

## Interested in being on the Board?

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

**The North Park HOA needs You!**

## Home Security

Although North Park has had few incidents of crime in its almost 10 year history, those incidents have fallen into basically two categories – home entry or vehicle entry.

By far the most common threat to our home is burglary. Although usually non-confrontational, becoming a victim can leave a family feeling vulnerable and violated. The majority of burglaries to homes occur in the daytime during the summer months, and are usually committed by males under 25 years of age looking for quick cash. Statistics reveal that 70% of burglars use some amount of force to enter.

The most common way to gain entry through a door with a wooden jamb is to kick it open. Front doors are often targets. The weakest point is almost always the strike plate that holds the latch or lock bolt in place. It should be upgraded to a four-screw, heavy-duty, high security strike plate. Use longer screws in the knob lock strike plate as well as each door hinge.

Vehicle entry usually occurs at night. Vehicles left on the street or parked in drives should be locked with nothing visible that might entice would-be thieves.

Lighting inside and outside the home can be a great deterrent at night, and timers can be used when occupants are on vacation. Make sure windows and doors are always locked. As shrubbery matures, it should be pruned so that there is full view of the front door.

For more information, log on to: [www.crimedoctor.com](http://www.crimedoctor.com) Chris E. McGoey, CPP, CSP, CAM.



**Have a safe and happy**

**Fourth of July**

## **Breaking the Lawn Care – Pesticide Cycle**

Homeowners often don't realize the health hazards associated with lawn-care pesticides from brands such as Weed & Feed and Bug-B-Gon. These products contain some chemicals which are suspected carcinogens, while others have been linked to nervous system disorders, liver and kidney damage and birth defects.

People think the government would warn them if these widely sold chemicals were harmful. Unfortunately, pesticides used solely on lawns are not required to undergo the same rigorous testing for long-term health effects as those used on some other products.

May we suggest some "natural" alternatives.

**Insecticides:** Use three to six tablespoons of dishwashing soap (without degreasers) per gallon of water. Diatomaceous earth and boric acid are also good pesticide alternatives.

**Fire Ants:** Concentrated citric acid products are effective for fire ant control.

**Grubs/Fleas:** Beneficial nematodes and milky spore kill them.

**Beneficial Bugs:** Remember that some bugs are good guys. Ladybugs eat aphids, and lacewings eat caterpillars. Yellowjackets and other wasps consume many times their weight in harmful insects.

**Other Helpful Animals:** Toads are wonderful garden guests. They can eat 59-100 insects, including cutworms, slugs, and grubs, per night, or 10,000-20,000 per growing season. Our neat little geckos are also great insect eaters.

**Weeds:** Instead of Roundup, use BurnOut (lemon juice and vinegar) along walkways.

**Use Texas-native plants:** Replace grass with ground covers or wildflowers.

**Go Organic:** It makes for a healthier yard and environment for your family, pets, and the wildlife.

For more information: [www.emagazine.com](http://www.emagazine.com) & [garden.lifetips.com](http://garden.lifetips.com).

### **Calling All North Park Residents**

**It's Party Time**

**And**

**You're Invited**

**National Night Out**

**Tuesday, August 3, 2004**