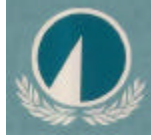


# North Park News

## North Park Homeowner's Association

1405 Suzi Lane  
Pflugerville, TX 78660

Newsletter  
May 2006



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

## Board Members 2005-2006

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

## FROM THE PRESIDENT

Since the last newsletter, our transition from self-managed to professionally-managed has continued requiring the Board to understand and customize Alliance's procedures to meet our expectations. The biggest process change dealt with the identification and handling of covenant violations. Please read the violation notification process described later in this newsletter to become familiar with this process.

Another major activity underway is the selection of our landscaping service. Since this is our biggest expense, the Board directed Alliance to prepare a bid analysis to help us reduce costs without sacrificing service. The resulting contract will save about a thousand dollars. Other projects in the works are additional tree plantings, sprinkler system repairs, and clean up of pampas grass.

As we approach the end of the Board's 2005-2006 term we ask you to get involved with your homeowners' association. Simply volunteering a couple of hours a month for example can help us improve the appearance of the neighborhood by starting a "yard of the month" program, or volunteer to be on the architectural control, neighborhood watch, or nomination committee. As always, we welcome your comments and suggestions on what else we can do to improve the appearance and quality of our neighborhood. But most of all, we need your assistance to help us bring your great ideas to life.

**Stephen Gonzales, President**

## NEIGHBORHOOD WATCH

If you observed a stranger taking items out of the house next door and loading them into a vehicle, would you be curious? If you observed a strange vehicle repeatedly driving slowly through the neighborhood and the occupant(s) attempting to talk to kids on the street, would you become alarmed? If you observe a resident's door standing open or a front window broken out, would you want to investigate?

Now imagine that it was your house that had just been burglarized or was being cased, or your child that had been solicited. Would you be upset that no one bothered to investigate or call the Sheriff?

We realize that most people value their privacy. However, if your neighbor came over and knocked on your door in an emergency, would you recognize him or her as your neighbor? Likewise, if you went to your neighbors in a panic for help, would they know who you are and let you in?

That's what the neighborhood watch is all about - neighbors getting to know one another and working in a program of mutual assistance. If you are interested in taking an active part in your neighborhood safety and security or would just like more information, contact the HOA Board or Alliance and give your name, address, and phone number. If there's enough interest, we can call a meeting and get organized.

**Michael Green**  
**Neighborhood Watch Committee**

## NOMINATION COMMITTEE

It is that time of year again for the Annual Homeowners' Meeting and the election of the next directors of the Board. Per the new Bylaws, a Nominating Committee can be formed to gather names of homeowners interested in running for the open board positions which are Parliamentarian, Secretary, Vice President and President. We are seeking volunteers to staff this Committee. Please email the board at [board@northparkhoa.org](mailto:board@northparkhoa.org) if you are interested in being on the Nominating Committee.

## TREASURER'S REPORT

	JAN	FEB	MAR
<b>Electric</b>	\$275.29	\$287.03	\$286.42
<b>Water</b>	\$112.75	\$81.53	\$260.33
<b>Alliance</b>	\$550.00	\$550.00	\$550.00
<b>Gen. Admin.</b>	\$ 11.60	\$35.80	\$182.83
<b>Grounds Maint.</b>	\$741.50	\$741.50	\$741.50

## ASSESSMENTS. . . just like taxes

Payment of assessments is not voluntary. It is mandated by the Texas Property code. Therefore, if you have not yet paid your annual assessments, you will be assessed a collection fee and eventually be reported to the Credit Bureau. Homeowners who are still delinquent will receive liens against their property after proper notification has been sent. These liens must be paid prior to transfer of title if you plan on refinancing or selling your house.

There are currently THIRTY (30) homeowners owing past due assessments for an outstanding bad debt of \$14,235.00. If you are one of these people, please be responsible and arrange a payment plan.

## ANNEXATION UPDATE

The Spring Brook / North Park Annexation Committee has completed Service Plan negotiations with the City of Pflugerville and is

awaiting the final version for review. North Park will receive these services among others:

- ? Garbage collection to be available at city's discounted rate
- ? Installation of street lights along Grand Ave. at Viki Lynn, Glorious and Idaho Falls
- ? Option of Pflugerville maintaining and improving the Tot Lot
- ? Commitment to perform initial clean out and maintain Royston ditch and drainage easement behind Suzi and Idaho Falls

More details will be forthcoming.

## COVENANT VIOLATION PROCESS

Please review the following Alliance notification schedule that has been adopted by the Board. This process will be initiated for each separate violation of the deed restrictions.

1<sup>st</sup> Notification – Warning letter of violation

2<sup>nd</sup> Notification – Letter notifying of pending fine

3<sup>rd</sup> Notification – Letter assessing \$25 fine

4<sup>th</sup> Notification – Letter assessing \$50 fine

5<sup>th</sup> Notification – Letter assessing \$100 fine

Subsequent Notifications – Additional \$100 fine

## THE SCOOP ON GARBAGE

Currently, homeowners can select the garbage disposal provider of their choice. Residents having disposal problems should contact their provider for details specific to that service. We have had several questions from residents about bulk pick up. The 2006 budget does not include any funds for community refuse collection. A feasibility study of the HOA providing a dumpster for appliances etc. has shown that, without means to regulate and police the site, the Association would risk incurring uncontrollable costs. The following resources, however, are available:

- ? Pflugerville "Clean-up" Days held semi-annually—check [www.cityofpflugerville.com](http://www.cityofpflugerville.com)

- ? Williamson County dumpsite, Deep Woods Dr., Round Rock TX. 218-7047, 218-5559
- ? ARC OF TEXAS 707-0008
- ? SALVATION ARMY 476-1111
- ? [www.freestyle.com](http://www.freestyle.com) to trade items
- ? ECOLOGY ACTION OF TEXAS Recycle Center IH-35 at 9<sup>th</sup> Street 322-0000

## PFLUGERVILLE PFREECYCLE

Do you have unwanted items that take up space in your house or garage and you don't want to bother with garage sales or hauling them off yourself? Google "Pflugerville Pfreecycle" and you will find a website that could be the answer to clutter problems. The original idea starting the site was to keep things out of landfills and it is working. I have given away things from car radios to large wooden pallets. Your trash is truly someone else's treasure! Check it out.....

**Ingrid Motta, Secretary**

## KEEP YOUR PETS SAFE

If you have an outside cat or dog, please be sure it wears a collar with proper identification and vaccination information. All cats and dogs in Travis County must have had a rabies vaccination. Additionally, if your pet is outside please have your pet spayed or neutered!

Each day 10,000 humans are born in the U.S. - and each day 70,000 puppies and kittens are born. As long as these birth rates exist, there will never be enough homes for all the animals. Source: Spay USA

Typical problems with outside cats are yowling females, spraying toms, and cat fights which are the source of some complaints that can be practically eliminated through spaying or neutering. Additionally, it gives these animals an improved quality of life as they don't roam across busy roads seeking mates, getting into fights or getting untreated wounds which can eventually kill them.

Did you know that a pair of breeding cats, which can have two or more litters per year, can exponentially produce **420,000 offspring** over a seven-year period? Many people assume their

animals will survive when they move away and leave them behind. Contrary to popular belief, **domestic animals do not** automatically return to their "natural" instincts and **cannot fend for themselves!** With more people moving to the area each day the problem will only get worse unless we take responsibility for our pets and keep them safe and preferably indoors.

For those interested, Animal Trustees of Austin (ATA) provides a low cost spay/neuter services for cats and dogs. Visit their website at [www.animaltrustees.org](http://www.animaltrustees.org) or call them 450-0111 for more information.

## GREGORY GARRETT TRIBUTE

In remembrance of Gregory Garrett who served many years on the North Park Homeowners' Board, we are seeking contributions for the purchase of a plaque in his honor. The memorial will be placed at a site near some planned landscaping improvements at the Tot Lot. Please contact Joyce Arment by mail at 1405 Suzi Lane or email the HOA Board at [board@northparkhoa.org](mailto:board@northparkhoa.org).

## BASKETBALL HOOPS

Several homeowners have questioned the legality of basketball hoops in our streets and are concerned with the safety of the children using them. Until annexation, streets are owned by Travis County. The Travis County Department of Transportation and Natural Resources has informed us that at one time basketball hoops could not be placed in the "right of way" of county streets, but that a county court case changed this rule. Although, it is no longer illegal, basketball goals cannot be permanently affixed on the property without an Improvement Request. Additionally, it can be potentially dangerous for children to play on right of ways. We will keep you updated on any changes when we become a part of the City of Pflugerville.



**Have a safe Memorial Day holiday!**