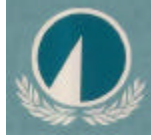


# North Park News

## North Park Homeowner's Association

1405 Suzi Lane  
Pflugerville, TX 78660

Newsletter  
October 2004



Voice mail: 989-3074

Email: [north\\_park\\_hoa@email.com](mailto:north_park_hoa@email.com)  
[http://northpark\\_hoa.tripod.com/](http://northpark_hoa.tripod.com/)

## Board Members 2004-2005

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

## From The President

Thanks to the homeowners who attended our recent annual homeowners meeting. Even with a full agenda, we were able to conduct all business, get everyone's questions answered, and still conclude the meeting within an hour. The 2003-2004 board was elected for another term with only the Treasurer position having other nominations. I would like to encourage more folks to participate in the future. Also, the proposed Bylaw changes were passed including a new alternating 2-year term for Treasurer and Secretary starting with next year's election. Copies of the new Bylaws will be distributed to each homeowner.

The Board has been putting together a list of priorities and goals for the 2004-2005 term. Among the topics identified were: cleanup of the Royston ditch, management company assistance, enforcement of lawn care, additional improvements to the playscape area, and revamp of the HOA website. Please share your ideas with us. We'd like to hear from you.

Be sure to read on about the construction going on around us. For other helpful information regarding Pflugerville and the surrounding area, please visit the Pflugerville Council of Neighborhood Associations (PfCONA) at [www.pfcona.org](http://www.pfcona.org).

We look forward to another productive year.

## Complex Under Construction

The new facility, located on the southwest corner of Vision Drive and Grand Avenue called Graham Central Station is a multi-unit nightclub. Graham

Brothers Entertainment has been in business since 1968 and has similar clubs in six states including 10 in other Texas cities. According to the company President, Roger Gearhart, the facility will consist of 6 clubs under one roof. Patrons pay one cover charge allowing access to all clubs. Clubs will include: "Denim & Diamonds" – country & western dancing, "Bell Bottoms" – disco (straight from the John Travolta era,) "Alley Cats Karaoke," "Z" – contemporary hits dance, a live country room without a dance floor, and "Wildcats" – rock-n-roll bar.

Mr. Gearhart stated that they wish to be good neighbors and will maintain the facility and grounds in a professional manner. He also stated that management intends to hire certified peace officers to provide security. The projected opening date is February 1, 2005.

For additional information refer to their web sites at [www.grahamcentralstation.com](http://www.grahamcentralstation.com) or [www.grahambrothers.com](http://www.grahambrothers.com).

## Proposed Shopping Center

Two businesses, a manicure salon and a cleaners, have signed leases in the L-shaped center to be located at 1615 Grand Ave. Parkway, according to Jim Krebs, agent for Texas International Properties. Other businesses expressing interest in the 20,000 square foot center, still in the pre-permit stage, are Chester's Chicken, a sub shop, a liquor store, and a coffee house.



Happy Halloween

## Secretary's Report

### Summary of Board Activities 2004-2005 Term

Board Meetings since Aug. 26	2
General Meetings	1
Resale Packages supplied	3
Covenant violations notices mailed	2
Covenant violations resolved	2
Liens released 04-05 term	1
Total liens filed 1996-8/2004	43
Total liens released 1996-8/2004	22

## For Your Information

Anonymous complaints via voicemail or US mail can be helpful to Board members not aware of some situations. To enable better service by the Board, please speak calmly and distinctly when leaving messages. The nature of the offense and a specific address of the violator is necessary to avoid confusion. If a homeowner leaves their name and number, a Board member will return the call. The name of the person making the complaint will be kept confidential.

## Planning Any Improvements?

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.

All improvements (i.e., decks, exterior structure changes, etc.) need approval from the Architectural Committee currently comprised of the Board members. When properties are sold, in order to fulfill requirements of the Texas Property Code, the Committee must inspect the property. If improvements have been made without written approval, the paperwork must be completed at that time. It is possible that repair or removal may be required before the resale certificate can be completed. To save time and guard against unpleasant surprises, be sure to complete the Improvement Request Form. If you were unaware of this requirement and have already added improvements to your property, contact the Board so that we can work with you to remedy the situation.

## Other Concerns

Homeowners have asked what our Covenants state about fences, since many are in need of replacement. Some HOA Covenants designate which party is responsible according to post location, but ours do not. Please let the Board know your opinion. Also let us know other concerns you have for our neighborhood and what items you feel we should focus on this year.

## Treasurer's Report

Recurring Monthly Expenses:	Electric	Water	Phone	Lawn Care
May:	247	76	37	701
June:	250	960	37	701
July:	250	351	37	701
August:	250	337	37	701
September:	255	357	37	701

## Important Meetings

**Board Meetings:** The Board has selected the **second Tuesday** of each month at **7:00 pm** for its regular meetings. They will be held in **Classroom 5** at **Grace Christian Center**. Members are invited to contact the Board to schedule a meeting.

**Annual Budget Meeting:** Tentatively scheduled for **Tuesday, December 12, 2004**, at **Grace Christian Center**.

Regarding **Traffic and Maintenance Issues**, Gretchen Vaden, Assistant County Commissioner to Karen Sonleitner, has offered to discuss long-standing issues such as commercial truck traffic through the neighborhood and maintenance of the ditch on Royston with us.

Mr. Gearhart of **Graham Central Station** has offered to address any questions the membership might have.

We will be scheduling times for Ms. Vaden and Mr. Gearhart to meet with the homeowners.

**DON'T FORGET TO VOTE ON NOV. 2<sup>ND</sup>!**

