

# North Park News

## North Park Homeowner's Association

1405 Suzi Lane  
Pflugerville, TX 78660

## Newsletter

November 2007



NPHOA c/o Alliance Association  
Customer Service: 512-347-2888  
[www.allianceonline.net](http://www.allianceonline.net)  
[www.northparkhoa.org](http://www.northparkhoa.org)

## Board Members 2007-2008

Richard Evans-President  
Kathy Karp-Secretary  
Michelle Gee-Treasurer  
Joyce Arment-Parliamentarian  
Marie Lerma-Member-at-Large

## OFFICERS

Phillip Hayter has resigned from the elected position of President of the North Park Homeowners' Association. Former Vice-President Richard Evans has accepted the office of President. That left a board position open. Marie Lerma, a board candidate at the annual meeting, has accepted the Board's request to serve as the fifth member. Following is the list of Board Members for 2007-2008:

President – Richard Evans  
Secretary – Kathy Karp  
Treasurer – Michelle Gee  
Parliamentarian – Joyce Arment  
Member-at-Large – Marie Lerma

The board will continue to meet on the third Tuesday at 7 pm at Grace Christian Center. You are invited to address the board by arranging in advance with Jennifer at Alliance.

## COVENANT VIOLATION REPORT

According to our Management Company, conditions in the neighborhood seem to be improving. We thank the homeowners for diligence in maintaining their property. Please continue to report concerns to Customer Service at Alliance so that we can continue to improve the appearance of our neighborhood.

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

web site: [www.allianceonline.net](http://www.allianceonline.net).  
Email: [info@allianceonline.net](mailto:info@allianceonline.net).

## PLANNING IMPROVEMENTS?

Download the Improvement Request Form from the North Park website or Alliance's website, or request one in writing from Alliance Management Company, 15912 RR 620, Suite #205, Austin, TX, 78717.

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

## VOLUNTEER LIST

Thank you to the people who recently volunteered to serve on committees. We are encouraged that some of our committees may become more active again. If you would like to join them, send us your name. We have some major decisions to make about irrigation, landscaping, and the future for the Tot Lot among other things. Suggestions from our residents are always welcome and appreciated.

## ANNEXATION UPDATE

The time of our annexation is approaching. The Board has made some changes in the annual budget to address some of the changes. Be sure to attend the budget information meeting for discussion.

One issue is whether to dedicate the Tot Lot to Pflugerville or not. Please submit your opinion to the Board.

Additionally, many residents have begun using city trash service from IESI. They have several services that may be new to residents. For instance, they will take bulk items on any normal service day. They take washers, dryers, mattresses, bundled brush, etc. Any appliance that normally contains Freon must be purged and a certificate must be attached to the unit to indicate that it has been purged. Also, they do not take construction debris. You might want to check with the City of Pflugerville to determine whether you want to contract with them. You are not required to change at this time.

## **NOVEMBER BOARD MEETING**

**Special date – November 13, 7 pm**

**Grace Christian Center, Building 5**

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## **ANNUAL BUDGET MEETING**

**Monday, December 3, 2007, 7 pm**

**Grace Christian Center**

## **CONTACT INFORMATION**

Soon many of the contacts you will need will be through the City of Pflugerville. Their email address is [cityofpflugerville.com](http://cityofpflugerville.com). Many useful links can be reached through this address.

## **NOTICE ABOUT BUILDING PLANS**

Notice of request for a vacation was posted on 1800 Grand Avenue where multi-family construction is planned. A hearing was scheduled at Travis County Commissioners' Court, Tuesday, Oct. 23.

For information call 854-9383.

Conflicting details were obtained from four people at Travis County. It appears that the property is to be vacated to rid the plat of a note so that: (1) a 13.4 acre tract, now zoned commercial, can be changed to multi-family; or (2) a small triangular parcel can be used for parking for the multi-family project. There were also conflicting reports as to whether a site plan had and would be presented. Traffic on Grand Ave remains a concern for North Park residents.

Also, some homeowners recently received notice that a bank is proposed at 16101 Central Commerce on the northeast corner of Central Commerce and Grand Ave. on the opposite corner from the strip center / gas station currently under construction. Decision on approval for the application will be made by November 13.

## **NEW BUDGET ITEMS – 2008**

To aid in the appearance and safety of North Park, the Board has directed the landscape company to mow the guardrails at Viki Lynn and Royston and Suzi Lane and Royston.

Pflugerville is to take over care of the ditch along Royston upon annexation. We are hoping to find that this problem area will finally be addressed.

We have also asked that pruning be done at Idaho Falls and Grand Avenue to improve visibility for drivers. In addition, the trees on the NPHOA easement along Grand Avenue are to have lower limbs cut to improve conditions for walking.

Homeowners are invited to submit additional concerns and recommendations.



**Plan ahead for our**

**annual visit from Santa , December 22, 1 pm.**