

North Park News

North Park Homeowner's Association

1405 Suzi Lane
Pflugerville, TX 78660

Newsletter
September 2005



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

We successfully conducted our Annual Homeowners meeting and elected Directors for the 2005 – 2006 term. I want to express a special thanks to those homeowners who put in the extra effort to leave the meeting to gather additional proxies that allowed us to make a quorum. With the assistance of Kathy Frazier and Jennifer English from Alliance, we had a smooth and orderly election yielding a new Secretary and Treasurer. I look forward to working with the new Board to continue improving our operations and upkeep of our neighborhood.

Here's a brief recap of highlights from the President's report given at the annual meeting: i) Created 2005 budget that allocated funds for hiring a management company and Royston and tot lot ditch maintenance projects, ii) Addressed safety issue of truck traffic on Viki Lynn through coordination with Travis County Sheriff's Department that ticketed numerous violators, iii) Published regular neighborhood newsletters and launched a new website, iv) Submitted list of services to City of Pflugerville regarding annexation planning, v) Sponsored another successful National Night Out party, vi) and finally, contracted with Alliance Association Management to assist in our HOA operations.

Also, please consider volunteering an hour or two for the Architectural Control, Welcoming, Nominations, or Neighborhood Watch committee. If you want to improve your public speaking skills, want to express your creativity, or just want to get involved with your neighborhood, joining a

committee is a great way to get started. Please talk to a board member or contact Kathy at Alliance if you are interested.

Stephen Gonzales, President

PROPOSED ANNEXATION

The City of Pflugerville held two state required public hearings on August 11th and August 30th. North Park had several homeowners in attendance at both meetings, but a majority of the attendees were from the Springbrook neighborhood which is in the same phase of annexation as North Park.

Planning Director Clyde von Rosenberg will be forwarding names of interested applicants to Commissioner Sonleitner for membership on a five (5) member committee that will conduct further annexation negotiations. Although several North Park residents and board members were submitted for consideration, no guarantees have been given regarding the composition of the committee or whether North Park will even have a representative. We will keep you posted as more information becomes available.

FOR YOUR INFORMATION

As you are aware, one of the services provided by our management company is the monitoring of our community for **compliance to the covenants and deed restrictions**. Each month, Alliance will perform a drive-through of the neighborhood, making note of visible violations. Additionally, residents can contact Alliance directly or can continue to notify the Board of perceived violations via telephone and email. The name of the person

making the complaint will always be kept confidential. After the Board, currently acting as the Architectural Control Committee, verifies that Alliance and resident-identified violations are indeed legitimate, a letter will be sent by Alliance to the homeowner in violation. **Alliance recently completed its September community inspection and violation notifications will be forthcoming.**

Help North Park maintain an attractive neighborhood by maintaining your landscape and keeping unsightly materials stored behind your fences. With your cooperation, we can improve the overall look of the neighborhood, and hopefully increase the value of our homes.

CONSIDERING AN IMPROVEMENT?

Download the **Improvement Request Form** from the Alliance website or phone them.

All improvements (i.e., decks, exterior structure changes, etc.) require approval before your project begins. Before the sale of a property can be completed, the Board must certify that there are no known property violations per requirements of the Texas Property Code. Therefore, the Board, acting as Architectural Committee will conduct an inspection of the property. It is possible that repair or removal of unapproved structures may be required before the resale certificate can be issued by the HOA. 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 Alliance so that we can work with you to remedy the situation.

QUESTIONS OF INTEREST

Q. The Board has always managed the HOA, why do we need a management company?

A. The State of Texas requires increasingly specialized knowledge of accounting and legal issues by non-profit organizations including Homeowner's Associations. All transactions and filings must conform to complicated state laws. Within our small neighborhood, it is increasingly difficult to have access to the necessary level of expertise. Hiring a management company guarantees we always have this expertise on staff.

Q. I didn't realize a management company was hired, were the homeowners supposed to vote on it?

A. One of the duties of the Board is to enter into negotiations and contract for goods and services on behalf of the Association. Homeowners were informed and provided the preliminary 2005 budget back in December 2004 indicating funding allocation for a management company. The annual budget meeting is an open forum where homeowners can comment and provide input. No concerns were voiced at the budget meeting.

If you would like a copy of the 2005 budget, you may contact Alliance to request a copy.

Q. Does having a management company mean our 2006 dues will go up?

A. Probably not. A projected 2006 budget was reviewed before the final decision to hire a management company. It indicated that there would be some surplus amounts from 2005 and some savings gained with insurance and other services attained thru Alliance. If we can reduce our neighborhoods delinquent assessment debt of 18%, which far exceeds the 5 – 10% other associations have, this can help offset gradual rate increases for electricity and water.

The Board will closely monitor monthly statements from Alliance. The one year contract can be re-negotiated to reduce services or terminated if necessary.

Q. Will dues go down after annexation in 2007?

A. Per Pflugerville publication "**Service Plan for Proposed Annexation**", none of the utility or maintenance expenses currently paid by assessments are planned to be covered by the city. However, this plan is not final until after the county commissioner appointed annexation committee completes its negotiations with the city.

Although inferred, no savings to our HOA are guaranteed by Pflugerville at this time.