

Northridge Estates HOA

Volume 3

Fall 2011

2011 – 2012 Board members

James Fee, President
jamesfee8@gmail.com

Harvey Spears, VP
940-597-5264 spearshf@pwhome.com

Jeanette Overs, Secretary
940-648-0101 jtosuper@yahoo.com

Kaye Wheatley, Treasurer
940-648-9646 rkwheatley@verizon.net

Judy Wilson, Member at Large
940-648-8777 jwilson217@earthlink.net

Crime Watch Update

Crime Watch signs were installed at each entrance to North Ridge Estates on the speed limit poles and at both ends of Vista Ridge Drive after the recent rash of car burglaries. Officer Taylor stated there have been no further incidences of car break-ins or thefts reported in NRE since July. Crime Watch street captains are still need for 3 streets. Contact Officer Taylor to volunteer in this capacity.

Draught Resistant Landscape Suggestions

This summer was hard on everyone and everything. Most of us lost plants in our landscape due to the heat and watering restrictions. If you plan to replace consider planting some native or draught resistant plants and trees to accent your home. These plants can survive on less than 20 inches of water per year: Shrubs: Rosemary, Mountain Sage, Yucca, Lantana, Lady Banksia Rose, Yaupon Holly, Burford Holly. Trees: Texas Pistache, Chinese Pistache, Bur Oak, Shumard Oak, Mexican Redbud, Mexican Plum, Texas Red Oak, Mulberry, Cedar Elm, Vitex, Sumac, Desert Willow, Texas Mountain Laurel.

Brown grass and weeds

Due to the severe draught & water restrictions landscape fines during the summer months were mostly limited to weed control. Spectrum will continue to take the status of water restrictions into consideration during their monthly inspections and into next summer when restrictions are expected to moderate to severe depending on rainfall and watering compliance.

Landscape Company Changing

Beginning November 1st we will have a new Landscape Maintenance company. TruGreen was a good vendor for 3 years but this summer the Board rebid the landscape services. After receiving 5 competitive bids from 5 very high quality contractors the Board decided to award the job to Alliance Landscape Company of Ft. Worth. New plants should be installed at the entrance of the community in early to mid-November

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Holiday Home Decorating Contest

Have your house bright, festive and decorated for the season! Decorating judging will take place on Saturday, December 10, 2011.

Winners will be notified on Sunday, December 11, 2011. Please have your Christmas lights on by 6:00 pm so the judges can see your hard work in all its festive glory.

Judging criteria will be based on the following: Attractive use of light and color, Originality, Creativity and Overall effect.

Prizes:

First Place - \$100 gift card

Second Place - \$75 gift card

Third Place - \$50 gift card

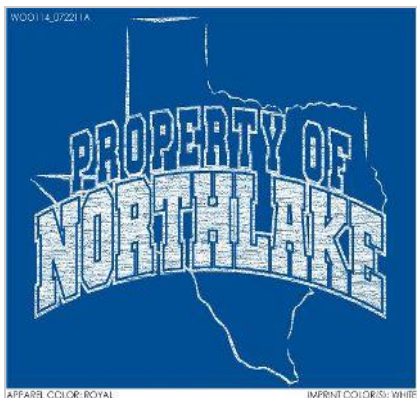
Santa is coming to North Ridge Estates!

Santa Clause is coming on Sunday December 11th from 4:00 to 6:00pm. Mark your calendar!

Load up the kids (young and old) and visit Santa at 7801 Clover Ridge Drive. Enjoy some Hot Chocolate and Cookies while you tell Santa what you want for Christmas and explain how good you have been this year.

Bring your camera for some fun pictures with Santa, or if you need some photo assistance professional pictures taken for a fee.

Special Thanks to Kevin Newman for playing the role of Santa and spreading some holiday joy.



Having a Problem Logging into Spectrum's Website?

If you are new to our community or if you have never checked your online account at Spectrum's website, the following information will get started!

<http://www.spectrumam.com/>

Scroll down the page until you see "Start Here" on the left side of the page.

Start Here

Homeowner Login Details

Email - Type your email address in the top box

Password - If you already have a password, type it in this box. If not click on **Register** to create a new account.

Next, Click on - **Login**

Once you are logged in you will have access to all of your account information. On the left side of the Welcome page you will see the list of all of the items you now have access to:

- Acc Request
- Account Info
- Billing Cycle
- Calendar
- Documents **
- Important Information
- My Profile
- Pay Assessments
- Violations

Be sure to check under **Document** and you will find additional links for other items such as past Newsletters, Meetings/Minutes, Forms and Governing Documents.

If you find a discrepancy, a question or suggestion feel free to contact our Property Manager Michelle Alvarez at malvarez@spectrumam.com or you can call Spectrum at (972) 992-3444. She or someone in her office will reply to you within 24 hours.

This is the official communication page for Northridge Estates and a great tool to find information, forms answers to questions.

If you have a social bug the community has an unofficial Facebook page residents use for fun. Do a search on Facebook for North Ridge Estates. Find a trusted plumber, learn the latest skunk trails and keep up with pictures of the kids.

Make Your Voice Heard

CC&R Committee Forming

We are still in need of volunteers to participate on a Board appointed committee to review the By-Laws and Covenants, Conditions and Restrictions for Northridge Estates (CC&R's). Due to ongoing concerns expressed by homeowners at the annual meeting we are currently forming a 7-9 member committee of homeowners. A Board member will chair the committee and serve as an advisor to assure any changes are consistent and with the new Texas Laws governing HOA's. Committee appointments will be for one year with a goal of reviewing and submitting recommended revisions and changes to the Board.

A few items to be considered by the committee could be:

- Change the homeowner fees
- How to dissolve the HOA
- Street parking guidelines
- Fines
- Trash container restrictions
- Ditch maintenance

Changes will be reviewed by the attorneys prior to homeowner vote. Amendments to the CC&R's require 75% homeowner approval to pass. Contact a Board member or Michelle Alvarez at Spectrum if you are interested in serving on this committee and can devote the time and energy this project will require over the next several months. If you are unable to commit to committee time but would like to make recommended changes for the committee to consider you can do so by submitting your suggestion(s) in writing through Spectrum's web site attention Michelle Alvarez or to any Board Member.

Social Committee: Let's Have Fun!!

A special word of thanks to Delpha Earnhart for chairing this committee the last two years! We are now in need of a new chairperson and additional committee members. Recruit a neighbor and then contact a Board Member if you are interested in serving our community in this fun and exciting role. The more we do, the more our children will benefit from the activities and social engagement.

Who Do I call?

Handy Phone Numbers Emails and Web Addresses to get you the info you need:

- Spectrum Association Management
 - www.spectrumam.com
 - malvarez@spectrumam.com.
 - 972) 992-3444
- Animal Control
 - 940) 648-3290
- Town of Northlake
 - 940) 648-3290 for Municipal Court or Traffic Violations, Non-Emergency Police calls or other town related issues including animal control
 - www.town.northlake.tx.us
- Northlake Police
 - 940) 648-4804 for emergency or call 911
 - Officer Kris Taylor, Crime Watch Coordinator 940) 648-3290
- CoServ
 - 940) 321-7800 for Power outages and many other energy related Q&A's. To report a streetlight outage call or go online to www.coserv.com and click the "Contact Us" tab. From there click on the "Questions and Comments" box next to "Select Contact Form" and Choose the "report a Street Light" form.

If you did not find what you are looking for or you want to add another contact number let us know and we will get it on the list next time!

Goodbye! After proudly calling Northlake home for more than 5 years my wife and I will be following our professional careers elsewhere. I have served on this Board ever since we took over from the builder and I am proud of the improvements I have helped shape over the past 4 years. HOAs can have a very significant impact on your quality of life and having good leadership is key. I strongly urge anyone who would like to see their home become a better place to volunteer or serve on our Board. Good luck & Goodbye to all! - James Fee