

Northlake Estates HOA Newsletter

Volume 1, Issue 3

Fall 2014

CC&R Amendment Update

Listed below are the three proposed amendments that will be mailed to our 165 members in November for a vote. By Texas law 2/3's of the membership has to approve before an amendment can be revised or modified.

A Town Hall meeting is scheduled for October 21st @ 6:30p.m. @ the Alliance Church of Christ to provide the homeowners with one more opportunity to modify the proposed language.

For your convenience the current language is listed first and the proposed modified language is second and changes highlighted in red.

AMENDMENT 1: Article II, Section 2.2, Subsection (d), entitled: "Pet and Animal Restrictions", which had previously read:

Only regular household pets such as cats and dogs shall be permitted on the Property and then only for personal use and not for any business use such as breeding, kennel operations and the like. No other animals shall be permitted to be maintained upon the Property, with the exception of one horse, including the following: cows, bees, hogs, sheep, goats, poultry, skunks, pit bulls, fighting game or fighting roosters. No more than three (3) domesticated household pets are permitted in any Residence.

Dogs, cats and other domestic household pets may be kept and maintained by any Property Owner as long as they are property leashed or corralled. Design and location of outdoor animal corrals/kennels shall be subject to approval by the Architectural Control Committee.

continued on page 2

INSIDE THIS ISSUE

- 1 Amendment Update
- 1 For Computer Users
- 3 Who's Who @ Spectrum
- 4 Calendar of Events
- 5 Contact Information

2014-2015 HOA Board Members

Mike McBride, President (Term: 2013-16)

(469) 261-9729

Email: dfwmc@yahoo.com

Kaye Wheatley, Vice President (Term: 2013-16)

(940) 648-9646

Email: rkwheatley@verizon.net

Ken Leach, Secretary (Term: 2012-15)

(940) 648-2949

Email: kendar03@aol.com

Harvey Spears, Treasurer (Term: 2013-16)

(940) 597-5264

Email: harvey.spears@alive.com

Tim Wright, Member-at-Large (Term: 2014-17)

(972) 998-9327

Email: timwri@northlakehoa.com

For Computer Users

Currently there are (2) Northridge Estates web-sites:

Our official web-site is @ www.spectrumam.com

Login is required by our current management company to access this site. This site is used to track all your membership info, the Code, Covenants & Restrictions (CC&R's), Architectural Control Committee (ACC) requests, financial transactions, violations, and board meeting minutes.

continued on page 4

Is hereby amended to read as follows:

Only regular household pets such as cats and dogs shall be permitted on the Property and then only for personal use and not for any business use such as breeding, kennel operations and the like. No more than three (3) **outdoor**, domesticated household pets are permitted **on** any **Lot**. No other animals, including cows, bees, hogs, sheep, goats, poultry, skunks, **roosters**, fighting game or fighting roosters, pit bulls **or other known aggressive animals as defined by the Town of Northlake** shall be permitted to be maintained upon the Property, with the exception of one horse **and/or 3 female chickens. Female chickens must be maintained in a fully enclosed pen as approved by the Architectural Control Committee.**

Dogs, cats and other domestic household pets may be kept and maintained by any Property Owner as long as they are properly leashed or corralled. Design and location of outdoor animal corrals/kennels shall be subject to approval by the Architectural Control Committee.

AMENDMENT 2: Article III, Section 3.4, subsection (e), no. (2), entitled: "Fences and Walls", which had previously read:

All fences and walls (excluding retaining walls described in (7) below) shall be at shall have a maximum height of seven (7) feet and shall be located in an area and constructed of materials in accordance with the provisions contained in any Design Guidelines. No fence or wall may be constructed, repaired, rebuilt, or relocated if it impedes or obstructs drainage. Prior written approval from the ACC is required for any construction, placement or repair of fences or walls on any Lot. All fences shall be of PVC, wrought iron (or comparable material), cedar board-on-board construction or chain link fences, vinyl coated, black in color as approved by ACC.

Is hereby amended to read as follows:

All fences and walls (excluding retaining walls described in (7) below) shall have a maximum height of seven (7) feet and shall be located in an area and constructed of materials in accordance with the provisions contained in the Design Guidelines (**see Article 10 - Special Fencing Requirements**). No fence or wall may be constructed, repaired, rebuilt, or relocated if it impedes or obstructs drainage. Prior written approval from the ACC is required for any new construction or placement of fences or walls on any Lot. All fences shall be of PVC, wrought iron (or comparable material), cedar board-on-board construction or chain link fences, vinyl coated, black in color as approved by ACC. **Fences must be maintained and in good repair including wood or vinyl coating.**

The staining requirement excludes fences that have never been stained such as natural grey and oak woods. If wood fences were previously stained the wood stain must be maintained in accordance with requirements by manufacturers. No homeowner shall be fined for non-compliance during

temperatures below 50 degrees or above 90 degrees. However, when the temperature is between those degrees the home owner has the customary 10 days in which to comply before they are assessed any fines or penalties.

AMENDMENT 3: Article III, Section 3.4, subsection (e), no. (3), entitled: "Outbuildings", which had previously read:

Outbuildings shall not exceed 15 feet in height at the highest point. The location, installation and screening of an outbuilding requires, without exception, the prior written approval from the ACC. Outbuildings of size less than 100 sq. foot shall not be required to be on slab. Not more than one outbuilding shall be placed on any lot and no such building shall exceed 1,200 square feet in size. Roof color must match roof color on residential structure, have a seven foot plate line with 6:12 pitch. All plans for outbuildings must be submitted to ACC for approval.

Is hereby amended to read as follows:

The location and installation of an outbuilding requires, without exception, the prior written approval from the ACC. All plans for outbuildings must be submitted to ACC for approval prior to permits, placement (refer to Article III, Section 3.4, subsection (a), regarding setbacks - specifically the 15' side setback) and construction.

Outbuildings shall not exceed **17** feet in height at the highest point **and the walls shall not exceed 14 feet in height**. Not more than one outbuilding shall be placed on any lot and no such building (**heated or cooled area**) shall exceed 1,200 square feet in size (**30'x40'**). **The total foot print of any such outbuilding including the outbuilding, covered porches, awnings, patios, etc. shall not exceed 1,600 square feet (i.e., 30'x40', plus 10x40).**

Roof color must be earth tone or similar color consistent with the development. Outbuildings of size **144 sq. ft. (12x12)** or less shall not be required to be on slab. **All outbuildings (permanent or portable) over 144 sq. ft. require a concrete slab. Upon approval of this document all previously "approved" built structures that deviate from the CC& R's for whatever reason are hereby grandfathered. All new requests will be held to strict adherence and enforcement of the aforementioned guidelines.**

November approval of the aforementioned three amendments would complete phase 1. Initially there were 16 proposed amendment changes.

The Board would like to these three amendments approved before proceeding to tackle other amendments. We encourage you to please get involved. Vote and talk with your neighbors and get them to vote.

WHO's WHO @ Spectrum

Spectrum is our contractor of record for the management services required to maintain Northridge Estates.

The primary contact for 95% of all requests should be directed to Kristi Bruening, our off-site community manager.

Kristi has been our community manager for over two years. Northridge Estates is just one of several HOA organizations that she's responsible for managing.

Julie Miller, Spectrum's Division Director, is Kristi's supervisor. Currently most of the ACC requests go to Julie who is in the process of training Kimberly Hawthorne who is our site manager.

Kimberly has taken over the responsibility for handling all ACC requests and periodically conducting site visits to identify violations within our Northridge Estates.

All (3) representatives can be reached by contacting a service representative @ (972) 992-3444 who will ask you how you want your call directed. ❖

Reminder: Check Your Account Balance

Periodically, please go on-line or call Kristi and ask if there are any issues with your account.

The Board receives monthly reports from Spectrum identifying members with outstanding financial obligations.

Fines can get out of control and accumulate quickly based on the fine schedule that is included in all real estate packages provided @ closing. It is also under the documents section on both web sites (ours and Spectrums)

Spectrum does not send a balance due letter until the fine has reached \$40.00. It may have been a \$4 or \$5 charge but after several months it can reach the \$40 minimum. ❖

DID YOU KNOW

New Vehicle Inspection Process

Board member, Tim Wright wanted to pass along the following information relative to the new State of Texas vehicle inspection process.

Starting 03-01-2015, Texas will embark on a new vehicle inspection process. You will no longer have an inspection sticker on your windshield. When your vehicle passes inspection, it will be entered into a state database by the inspection station. When you register your vehicle, they will query that database to confirm that the vehicle has passed inspection. Sounds simple and easy, right? There are some things to keep in mind.

1. Inspection must be performed no more than 90 days prior to vehicle registration.
2. You will need to keep the paper receipt from your inspection just in case something goes wrong when you go to register your vehicle.
3. At least for the first year of the program, you may end up getting two inspections less than 12 months apart.
4. Your registration fee will increase a bit, since the state's portion of the inspection fee will be paid with your registration, you'll only pay the inspector's fee to the inspection station.

This may be confusing for some people the first year. I'm not sure how widely known this change is. Personally, I've always been a believer in a 13 month inspection sticker, waiting to get my vehicle inspected the month after it expired, thus gaining a month. It seemed to be a fairly innocuous way to satisfy my inner scofflaw. Guess I'll have to seek a different outlet now.

Additional information is available here.

<http://txdmv.gov/motorists/register-your-vehicle/two-steps-one-sticker>. ❖

SOCIAL COMMITTEE

Lisa Macklenar is looking for more volunteers to assist the social committee. If you just want to help with a certain event, she would appreciate any help she can get.

Lisa, Denise Gray, and Lori Young have been brainstorming several ideas for activities for NRE. Some possibilities could be a neighbor Halloween Party: Veterans Day with a parade honoring all Veterans; a benefit to raise money for the "Wounded Warriors" project, Family Bowling Night; Dessert Auction and Bake Sale; Chili Cook-off, Christmas pictures with Santa (including cookies and hot chocolate), an event to assist the Northlake Police Department with the Christmas gift collection or donations; a benefit for the Justin Food Bank. They welcome any activity ideas and will be working with the Board to finalize plans for the remainder of the 2014. Watch for further details by email, Facebook and newsletters.

The fall garage sale is scheduled for Saturday, October 18th, rain date Saturday, October 25th.

Northlake Police Department will be hosting America's National Night Out Against Crime on October 7th. They are in need of volunteers, if you are interested in helping out, please contact Lisa, she is working with Chief Crawford.

For more information please contact Lisa at lmacklenar@verizon.net. ❖

CALENDAR OF EVENTS

BOARD MEETINGS

PLACE: TOWN OF NORTHLAKE
1400 FM 407

TIME: 6:30 PM

To be held the third Tuesday of every month except October and April, 2015

FALL GARAGE SALE

PLACE: NORTHRIDGE ESTATES SUB

TIME: 8:00 AM – 2:00 PM

Saturday, October 18th, 2014

Rain date, Saturday, October 25th

TOWN HALL MEETING

PLACE: ALLIANCE CHURCH OF CHRIST

TIME: 6:30 PM

Tuesday, October 21, 2014

- Contact Kristi at KBruening@spectrumam.com or contact her at (972) 992-3444

Our Homeowners Associations web-site is up and operational and is located at <http://nrehoa.net>. No login is required. The web-site provides general information, email addresses and copies of Northlake Estates CC&R's. The Board is always looking for suggestions and feedback to improve our web-site. Please forward you comments and suggestions to timwrihthoa@gmail.com. ❖

TOWN OF NORTHLAKE – Chief Crawford

The Northlake Police Department recently launched a Facebook page to assist our administrative staff in the distribution and receipt of information to/from the public.

Our new Police, Municipal Court and Public Works facility is currently being set into place. Please feel free to stop by and check it out.

We also updated our webpage where the community can request the speed sign or address concerns regarding traffic issues. Go to the town webpage, Departments & Services, click Police Department then click the traffic light icon in the lower right corner. Once the form is complete, our traffic Officers will address the issue.

Upcoming events:

The "National Night Out" will be held Tuesday, October 7th, 2014 from 6p-8p at Alliance Church, located at 1290 FM 407, next to Town Hall.

NASCAR Races will be held the weekend of Oct. 31st – Nov. 2nd, 2014.

We always welcome your comments, questions and feedback.

Regards,

Robert Crawford

Chief of Police

Town of Northlake

1400 FM 407

Northlake, TX 76247

Direct 940-648-4804

Fax 940-648-5803

rcrawford@town.northlake.tx.us

Who Do I Call?

EMERGENCY

9 1 1

Northlake Police (Emergencies) (940) 648-4804

City / Denton County Information

Animal Control (940) 648-3290

City of Justin (940) 648-2541

• www.cityofjustin.com

Denton County – Central Appraisal District (940) 349-3800

Tax Assessor / Collector (940) 349-3510

Elections Administrator (940) 349-3200

Drivers License – Denton (Hwy288) (940) 484-6666

Northlake Public Works Office (940) 648-3290, ext. 251

After hours (940) 648-1664

Northwest Independent School District (817) 215-0000

Progressive Waste Solutions (formerly IESI)

• For questions about trash pickup, (800) 909-9061

Spectrum Association Management (972) 992-3444

• www.spectrumam.com

• Kbruening@spectrumam.com (e-mail)

Town of Northlake (940) 648-3290

• (municipal court or traffic violations, non-emergency policy calls, and other town-related issues)

• www.town.northlake.tx.us

Utility Services

Electric – CoServ (940) 321-7800

(power outages and other energy-related questions such as street lights)

• For street light repairs can also be reported on-line at www.coserv.com (select “Contact Us” tab and then click “Questions and Comments”. Click “Select Contact Form” and select “report a Street Light” form.

Cable – Verizon (888) 756-3619

Gas Pipeline Emergencies (800) 214-2154

Homeowner Recommended Services

Need bottled water delivered?

Call Randy @ Samantha Springs

(817) 379-9949

<http://www.samanthasprings.com>

Need a plumber?

Tim Long Plumbing Inc. in Haslet

(817) 439-3629

Timlong59@charter.net

Need an electrician?

(817) 245-3396

www.hornco.org

Remodel? Home Repairs?

JD Construction/Joe Davila

(214) 546-2002

davilagetdone@aol.com

Landscaping & Mowing

Well-Done – Weldon Lovejoy

(817) 296-6680

Need Aluminum fencing for around the pool?

DFW Fence Contractor

(817) 886.0848

www.dfwfencecontractor.com

Have a topic to address in the next newsletter?

Contact Ken Leach (kendar03@aol.com)
