

NORTHRIDGE ESTATES HOA

NEWSLETTER

Fall 2017

NREHOA.NET



Northridge Estates HOA Board Members

2017-2018 HOA Board Members

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972-998-9327

Vice President:

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Secretary/Treasurer:

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Member at Large:

Thomas Ross (term: 2016-2019)

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Member at Large:

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Mark Your Calendars – Upcoming Events for NRE and The Town of Northlake

Town Clean-up Day

Saturday, September 23rd, Town Hall

NRE Celebrates National Night Out

Tuesday, October 3rd, 6:00 - 8:00 pm,
Meadow Ridge Detention Pond

Neighborhood Garage Sale

Saturday, October 7th

NRE Chili Cook-off

Sunday, October 22nd, 2:00 - 6:00 pm,
7701 Valley Ridge Dr



School is Back in Session

School is back in session and that means kids will be waiting for buses and walking to and from their homes. It also means many buses will be traveling the neighborhood in the mornings and afternoons. Please watch your speed and be on the lookout for the kids and buses.

Illegally passing a school bus carries a fine of up to \$1,250.

New Texting and Driving Laws

And while we're on the subject of driving, remember there is a new law that went into effect on September 1st that creates a statewide ban on texting while driving. Texas joins 47 other states with similar laws.

Texting will be punishable by a fine of up to \$99 for first-time offenders and \$200 for repeat offenses.

The law attempts to reduce distracted driving as last year, 455 people were killed and more than 3,000 were seriously injured in crashes due to distracted drivers.

In 2016, there were 109,658 crashes in Texas that were related to distracted driving. Research shows that holding a phone and even using a Bluetooth or other hands free device is a distraction that can cause a crash.

Source: dfw.cblocal.com

Town Clean-up Day

Saturday, September 23rd has been designated as a clean-up day in the Town of Northlake.

Roll-off containers (dumpsters) will be provided at Town Hall, 1400 FM 407, and residents are encouraged to drop off their large articles and debris.

Free document shredding will also be available from 9:00 am to Noon.

Items not accepted:

Antifreeze, Motor Oil

Batteries

Chemicals/Solvents/Gasoline/Pesticides

Useable half to full cans of paint can be donated to Bart's Barn or Habitat for Humanity at 511 Sunset St, Denton, TX 76201 940-382-8487.

Fluorescent Light Tubes can be dropped off at the FLT disposal boxes located at the Customer Service Desk at Home Depot in Roanoke.



Return to Stage One Watering Restrictions

Stage Two watering restrictions were implemented for the Town of Northlake on July 21st, however many residents did not follow the once-per-week watering restrictions and many of those who did, did not reduce their overall weekly water usage. They watered as much on one day as they had previously watered on two days per week.

Because there wasn't a change to the Town's overall water usage, the Town was forced to increase their subscription with the Upper Trinity Regional Water District from 1.0 MGD to 1.3 MGD and will return to Stage One watering restrictions which will even out the weekly system usage.

Stage One watering schedule:

<u>Last Digit of Address</u>	<u>Allowed Watering Days</u>
Residential - Even	Wednesday & Saturday
Residential - Odd	Thursday & Sunday
Commercial - All	Tuesday & Friday

You can access the town's website at <http://www.town.northlake.tx.us/> at any time to check water restriction status and other news.



HOA Management Company Contact Info

Community Management Group, AAMC
 Carter Low, CMCA, AMS
 P.O. Box 110
 Argyle, Texas 76226
 (940) 464-1107 Phone
 (940) 464-4502 Fax
Carter.Low@DentonCMG.com



Welcome to Northridge Estates

The NRE HOA Board of Directors would like to welcome these new residents to Northridge Estates:

Richard & Nadine Dux - Stone Ridge Dr
 Wendi & Corey Lamar - Valley Ridge Dr
 David & Natalie Woods - Valley Ridge Dr
 Andrew & Lesley Lockhart - Stone Ridge Dr
 Josh Hildebrandt - Clover Ridge Dr
 Dejonna Haneline - Canyon Ridge Dr

Newsletter Ideas

Do you have a topic for the next newsletter?

Contact timwriighthoa@gmail.com with the subject "Newsletter Submittal".

If your neighbor says they didn't receive the newsletter, let them know they can receive all HOA communications and keep up-to-date on what's happening in NRE by providing their email address to Carter at CMG.



More on Upcoming Events

Neighborhood Garage Sale

The NRE Fall Neighborhood Garage Sale will be held on Saturday, October 7th.

Residents in attendance at the April HOA Town Hall meeting expressed their desire to continue with 2 community garage sale events - Spring and Fall.

The Harvest community holds their garage sales on the same weekend in May and October each year and the NRE HOA meeting attendees liked the idea and voted to do that going forward. The residents also want to hold the NRE garage sales on the same weekends as the Harvest garage sales. This will also make it easy for everyone to remember when our garage sales are.

NRE Neighborhood Garage Sales will now be held on the 1st Saturday in May and 1st Saturday in October.



Save the Date: NRE Chili Cook-off

Calling all chili cooks and aficionados! The NRE Chili Cook-off will be held on Sunday, October 22nd, from 2:00 - 6:00 pm, at 7701 Valley Ridge Dr.

Whether you are interested in competing, want to EAT, or just want to have a good time, be sure to make it to this fun event!

Watch the North Ridge Estates Facebook page for the official rules, reminders, notification flyer, and additional information.

Save the Date: National Night Out

National Night Out is a nationwide initiative designed to:

- ~ Heighten crime and drug prevention awareness
- ~ Generate support for, and participate in, local anti-crime programs
- ~ Strengthen neighborhood spirit and police/community partnerships

The Northlake Police Department is changing things up for this year's National Night Out event.

In the past, National Night Out has been a town-wide event held at the church next to Town Hall however this year they are "taking NNO to the neighborhoods".

The NRE HOA Board and Social Committee are working with the Northlake PD to organize a National Night Out event for all residents of North Ridge Estates. The "Evening Under the Stars" will be held on Tuesday, Oct 3rd, from 6:00 - 8:00pm, at the Meadow Ridge detention pond.

We don't want to give away all of the surprises in store for the evening but will let you know some of what we're planning:

- ~ Visits from Northlake Police
- ~ Hot dogs and S'mores
- ~ Games
- ~ Campfires (if permitted)

Watch the North Ridge Estates Facebook page for the notification flyer, reminders and additional information.

