

Northlake Estates HOA Newsletter

Volume 1, Issue 1

Spring 2016

New Management Company

After (7) plus years of overseeing our homeowner property management services, the Board of Directors released Spectrum Association Management from their contract with the Northlake Estates HOA on February 29, 2016.

Effective March 1, 2016, your HOA Board is pleased to announce that Community Management Group (CMG) took over the day to day property management operations of the Northlake Estates HOA for Northridge Estates.

CMG is a local property management company located in Argyle, Texas under the direction of Mr. Carter Low.

After careful consideration and hearing several presentations from other property

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2015-2016 HOA Board Members

Mike McBride, President (Term: 2013-16)

(469) 261-9729

Email: dfwmcb@yahoo.com

Tim Wright, Vice President (Term: 2014-17)

(972) 998-9327

Email: timwriighthoa@gmail.com

Kaye Wheatley, Secretary (Term: 2013-16)

(940) 648-9646

Email: rkwheatley@verizon.net

Resi Amarante, Treasurer (Term: 2015-18)

(214) 563-5551

Email: jnaresi@verizon.net

Ken Leach, Member at Large (Term: 2015-16)

(940) 648-2949

Email: kendar03@aol.com

Annual Town Hall Meeting

Tuesday, April 19, 2016

6:30 pm

Alliance Church of Christ 1280 FM 407

Justin, TX 76247 ❖

management service providers, CMG addressed the majority of the issues that our members have presented to our Board members over the past several years.

Our Board of Directors is comprised of volunteer members that are responsible for all the major decisions related to our homeowners association. As Board members are replaced, it is the responsibility of the remaining Board members, with the assistance and training of CMG, to interpret and ensure compliance with all local, state and federal laws...especially when enforcing Northlake Estates governing documents.

CMG is responsible for aforementioned in addition to maintaining our association's books and records, collecting our annual association dues and fines, as well as representing our HOA in all legal matters.

CMG will handle the day to day needs of our community by performing regular property inspections for compliance with our Code, Covenants, and Restrictions (CC&R's) and supervising the maintenance of our common areas.

As with any change there will be hiccups and some inconveniences. CMG is in the process of setting up a new web-site for our members and the sooner they obtain your contact information the sooner you'll be able to access the information regarding your account.

Should you have any questions regarding

Northridge Estates, please feel free to contact Mr. Carter Low @ (940) 464-1107 or send him an email at Carter.Low@DentonCMG.com

Thank you for your patience and understanding during our transition.❖

Architectural Control Committee or (ACC)

Included with this newsletter is the new ACC Request Form from CMG.

If you plan on making any improvements to the exterior of your home or property (i.e., adding, replacing, staining fences, sheds, pools, patio covers, painting the exterior of your home, etc.) please submit the attached ACC Request to CMG prior to making any improvements to your property or obtaining any permits.

If you need further clarification or a more detailed description as to when your required to submit an ACC request, this may be a great opportunity for you to review your CC&R's for a clearer understanding of the association's responsibility and your responsibility as a member of Northlake Estates.

The ACC will review your proposed modifications to ensure compliance with our CC&R's and avoid any penalties, costly rework or legal action.

You can mail, fax or email all the required documentation to CMG, P.O. Box 110, Argyle, TX 76226, or fax to (940) 464-4502 or Carter.Low@DentonCMG.com

LOOKING FOR NEW BOARD MEMBERS

The Northlake Estates HOA Board is actively seeking volunteers for three Board member positions this April to potentially replace President- Mike McBride, secretary - Kaye Wheatley, and member at large - Ken Leach.

If you are interested in taking an "active" role in managing positive change for our community, please contact Carter Low at CMG (940) 464-1107 for the form. The election process will take place at the April 21st meeting where each applicant will be given an opportunity to speak with the attending members relative to how their (3) year appointment to the Board would impact our community. ❖

TOWN OF NORTHLAKE - CLEAN-UP DAY

Saturday, April 16TH - 9:00 am - Noon

Drop off location: Northlake Town Hall
Parking Lot, 1400 FM 407

Document Shredding On Site

Items "NOT" Accepted:

Antifreeze...MotorOil...Batteries...Chemicals/
Solvents/Gasoline/Pesticides

Paint ("usable" half to a full can of paint can be donated to: Bart's Barn or Habitat for Humanity - 511 Sunset St Denton, Texas 76201 / 940-382-8487

Fluorescent light tubes (FLT): (Home Depot in Roanoke has disposal boxes for FLT at the customer service desk). ❖

NRE-HOA.net WEB SITE

Tim Wright is currently working with students from Byron Nelson High School to improve our NREHOA.net web site.

Please forward your comments and suggestions to timwriighthoa@gmail.com. ❖

TOWN OF NORTHLAKE

The new water line and service to Northridge Estates is completed. The next phase is to actually cut over to the new service which has not been done yet.

The Town of Northlake will be going door to door to provide you with the proper notification and instructions as to what steps will be required by you to ensure that the new service and lines are free of all contaminants before you use it.❖

FUTURE NEIGHBORHOOD PROGRAM

Several CMG neighborhoods they provide property management services for have "Lawn of the Month" programs in place which provide \$25 gift certificates monthly from Callaway Nursery's. NRE will now participate in that program. More details at the Annual Meeting❖

SOCIAL COMMITTEE CHAIRPERSON

The Board is looking for a volunteer to assume the responsibilities for planning and coordinating neighborhood and community events. Please contact or email any of the Board members. ❖

CALENDAR OF HOA - EVENTS

BOARD MEETINGS

PLACE: TOWN OF NORTHLAKE
1400 FM 407

TIME: 6:30 PM

To be held the third Tuesday of every month except April, and December, 2016

SPRING GARAGE SALE

PLACE: NORTHRIDGE ESTATES SUB

TIME: 8:00 AM - 2:00 PM

Saturday, April 16th, 2016

Rain date, Saturday, April 23rd, 2016

TOWN HALL MEETING

PLACE: ALLIANCE CHURCH OF CHRIST

TIME: 6:30 PM

Tuesday, April 19, 2016

COMMUNITY EVENTS:

Saturday, April 16th, Clean-Up Day (see page 3 for more details)

Northlake Town Council Election:

Early voting April 25th thru May 03rd
(Locations TBD by Denton County)

Election Day, Saturday, May 07th

Northlake Town Hall, 1400 FM 407, from 7:00 am to 7:00 pm

PLEASE exercise your right to vote!

HOLIDAY FESTIVITIES

The first place winner is 7721 Clover Ridge. The house with the flashing lights and music!

The winners are in! Each winner will receive a Home Depot gift card. Special thanks to everyone who participated and to the Northlake Police Department for judging. Take some time before the holidays to go see all the beautiful lights in our neighborhood.

Gift cards will be delivered before Christmas.

- 1) 7721 Clover Ridge
- 2) 7721 Valley Ridge
- 3) 7800 Vista Ridge
- 4) 7711 Meadow Ridge

Thanks to everyone who came out to get their picture taken with Santa, Mrs. Claus, and their two elves. I've sent pics to everyone who left their email address so let me know if you don't get them. ❖



WHO DO I CALL?

EMERGENCY 911

Northlake Police (Non-Emergencies) (940) 648-4804

City / Denton County Information

Animal Control

- Monday-Friday (8:00-4:00) (940) 648-3290
- After hours and weekends (817) 401-1861

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

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

Community Management Group

Mr. Carter Low @ (940) 464-1107 or send him an email at Carter.Low@DentonCMG.com

Recommended Services from Our Members:

Bottled water delivery

Randy @ Samantha Springs (817) 379-9949

<http://www.samanthasprings.com>

Plumber

Tim Long Plumbing Inc. in Haslet

(817) 439-3629

Timlong59@charter.net

Electrician

Brandon Horn

(817) 245-3396

www.hornco.org

Remodel / Home Repairs

JD Construction/Joe Davila (214) 546-2002

davilageterdone@aol.com

Landscaping & Mowing

Well-Done - Weldon Lovejoy

(817) 296-6680

Aluminum fencing for around the pool

DFW Fence Contractor (817) 886.0848

www.dfwfencecontractor.com

Have a topic to address for the next newsletter?

Contact: timwrighthoa@gmail.com

Please type "Newsletter Submittal" in Subject

Thank You

BOARD MEMBER COMMENTS

This is a friendly reminder asking NRE members to please supply an e-mail address (even if it's one you create solely for HOA purposes) to the new management group (CMG).

In an effort to reduce costs associated with hard copy mailings, your HOA Board of Directors would like to send electronic notices whenever possible to quickly communicate with the membership.

HOA Board of Directors meetings occur each month and Board member e-mails and phone numbers are already available to you should you have a question for the Board however we do occasionally have something we would like to let you know about without paying for the cost of a mailing.

Of course, whether you choose to provide an e-mail address or not, all legal notices will continue to be sent via USPS and any electronic notices will also be posted on the web site.

In the event it is determined an electronic notice may need to be sent to the membership, Board approval would be required and your e-mail address would not be shared with anyone. ❖

COURTESY REMINDER:

Please ask your guests to be considerate and stay on the roadway when parking and do not park in your neighbor's yard (even just a little bit).

Many homes in our neighborhood have sprinkler systems less than 12" from the edge of the street and visitor vehicles parking slightly off of the roadway have inadvertently broken some sprinkler heads and the pipes that lead to them.

Trash cans stored permanently outside need to be screen from public view.

Inoperative or vehicles under repair must be stored in the garage.

Overnight street parking is prohibited. Please refer to the CC&R's, Article 2, Use Restrictions, Section 2.2 (b) for more details relative to Parking & Vehicle Restrictions. ❖

SAFETY FIRST:

The biggest complaint or concern expressed by our HOA members is their safety. Some vehicles are driving much too fast in our subdivision and there are reports of drivers passing those who are driving the posted speed limit or slower.

Please slow down and watch out for people who are walking, jogging, or riding their bicycles.

If you're walking, jogging, biking after dark, please wear reflective, bright, or light colored clothing so that drivers can see you. Summer will soon be upon us and extra caution needs to be for all the kids who also share our roadways. ❖

Include New ACC Form