

NORTHRIDGE ESTATES HOA

NEWSLETTER

Spring 2018

NREHOA.NET



Northridge Estates HOA Board Members

2017-2018 HOA Board Members

President:

Tim Wright (term: 2017-2020)
timwriighthoa@gmail.com
972-998-9327

Vice President:

Jason Roberts (term: 2016-2019)
jasonrobertsnre@gmail.com
972-877-9997

Secretary/Treasurer:

Resi Amarante (term: 2015-2018)
jnaresi@verizon.net
214-563-5551

Member at Large:

Mike McBride (term: 2016-2019)
dfwmcb@yahoo.com
469-261-9729

Member at Large:

Thomas Ross (term: 2016-2019)
tross3060@msn.com
303-921-8904

Member at Large:

Tom Dudark (term: 2017-2020)
dudarkt@hotmail.com
214-477-7760

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

Northlake Town Council Meeting

Thursday, March 8th, 5:30pm, Town Hall

***Denton County/TX DOT Public Meeting to Discuss
Extending FM 1171 from IH 35W to West of FM 156***
Tuesday, March 20th, 6:00pm, Northwest ISD Outdoor
Learning Center Great Hall, 7733 Mulkey Lane

NRE HOA Town Hall Meeting

Tuesday, April 17th, 6:30pm, North Texas Church of
Christ, 1290 FM 407 (Next to Town Hall)

NRE Spring Community Garage Sale

Saturday, May 5th
Rain date Saturday, May 12th

ACC Reminders

Don't forget – ANY improvement to the exterior of your home must be approved by the HOA. You can find the ACC Request Form on the Northridge Estates HOA page at nrehoa.net. There is even a link on the website to email the form directly to CMG, the HOA management company.

You must submit a request form for all exterior modifications. Some examples that require an ACC form are: replacing your fence, painting your house (even if the same color), adding a pool and/or patio, adding an addition to your home, installing a shed, shop, or other building, installing new landscape beds and/or borders.

If you are unsure if your project requires ACC approval, please email carter.low@dentoncmg.com. To avoid violations and possible fines, make sure any improvement is approved prior to starting the project.



Spring Community Garage Sale

The annual NRE Spring Community Garage Sale will be held on the first Saturday in May, which is May 5th this year. If it rains, the sale will be held the following weekend on Saturday, May 12th.

There is no "official" start and stop time however residents usually begin early in the morning around 7 or 8am and are done by mid afternoon around 2pm.

Notifications will be posted in the Denton Record Chronicle newspaper as well as on Craig's List. Banners will be installed one week in advance at the community entrance on 407.

The fall Garage Sale will be held on the first Saturday in October (October 6th) with a rain date of the following Saturday (October 13th).



Wildlife

Ah, spring, the annual season of renewal. The grass and trees come out and the birds are singing and nesting. Unfortunately, not all the wildlife we may encounter are as pleasant as singing birds. Armadillos and skunks are two that come to mind. And don't forget coyotes. Being "out in the country" as we are you'll frequently hear coyotes singing the song of their people at night. They are generally nocturnal so it is not uncommon to see them in the early mornings. Just seeing one is no reason for alarm as they are native wildlife here in Texas and live amongst us. However, there are certain behaviors that are cause for alarm.

SPECIFICALLY:

- Coyote carrying a box marked "ACME"
- Coyote dropping an anvil from a hot air balloon
- Coyote posting signs such as "Detour" or "Free Bird Seed"
- Coyote in possession of a giant magnet
- Coyote in possession of a catapult
- Coyote detonating explosives or TNT
- Coyote launching self with giant crossbow

Please contact me if you witness any of the above and I will be glad to refer the matter to Texas Parks and Wildlife Department to make sure they haven't issued any permits to encourage the shenanigans of local coyotes.

Tim Wright
(adapted from a notice issued by the Comal County Sheriff's Office)

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 our newest residents to Northridge Estates:

Ary Fisher & Kandice Slaton – Valley Ridge Dr
Kenneth & Victoria Ash – Vista Ridge Dr

Newsletter Ideas

Do you have a topic for the next newsletter?

Contact timwrihthoa@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.



Who Should I Contact?

What can I do about a loose or barking dog? The Town of Northlake offers animal control services through a private contractor, Brian Hall (aka Brian the Animal Guy). Brian can be reached at 817-401-1861.

Services Provided:

- Animal Bites (investigation and incident reports)
- Animal Cruelty Calls
- Dead Animal Pickup (excluding livestock)
- Education (information on pet owner responsibility, local and state animal control laws, advice for animal related problems)
- Impoundment (fee of \$30 per day from animal owner)
- Humane Traps (additional fees apply)
- Loose Livestock
- Service Calls
- Wild Animal Removal (additional fees apply)

If you have a lost or found pet, please Brian the Animal Guy. You may also contact the Town of Northlake staff at 940-648-3290 so information on the pet can be posted at Town Hall.

Who should I contact about a street light being out? Contact CoServ at 940-321-7800 to report a street light that is out or not working correctly. They will need information on the exact location of the light.

Who should I contact about a vehicle parked in the street for an extended period? This can be reported to Carter Low, the Northridge Estates HOA site manager at 940-464-1107 or carter.low@dentoncmg.com. On-street parking is limited to temporary parking of guests of owners during parties, delivery services, and similar limited time periods – no more than 12-hours at a time. No inoperative or unlicensed vehicles may be parked or stored with the property.

Who should I contact if I have a problem with trash collection? Issues regarding trash collection should be reported to Waste Connections (formerly Progressive Waste Solutions and IESI) at 800-909-9061. Trash is collected each Wednesday in NRE. Remember that when not placed at the street awaiting pickup, all trash and recycling receptacles must be placed in your garage or behind an approved screen at the exterior of your home. The NRE HOA Board also allows you to store trash cans outside your garage as long as they are at the edge of the garage farthest from the street.

Do I need to respond to a code violation from the HOA? If you resolve the violation within the timeframe specified in the notice you do not need to respond. If you need additional information or would like to discuss the issue, please contact Carter Low, the Northridge Estates HOA site manager at 940-464-1107 or carter.low@dentoncmg.com.

What is the NRE HOA policy regarding violations and fines? The NRE HOA Violation Policy is posted along with other governing documents on the HOA website at nrehoa.net.

Who should I contact if I have a question about my dues? Statement and collection questions should be directed to Carter Low, the Northridge Estates HOA site manager at 940-464-1107 or carter.low@dentoncmg.com.

Who should I contact if I need a resale certificate? Requests should be directed to Carter Low, the Northridge Estates HOA site manager at 940-464-1107 or carter.low@dentoncmg.com.