



Of Special Interest

Back-to-School Cookout and Chili Cook Off

August 18th, 6-9 p.m.

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Annual HOA Meeting Held on April 24th

The Annual HOA meeting took place on April 24th. Below is a follow-up to some of the items discussed at the meeting:

- A homeowner reported Argyle will no longer respond to 911 calls. Judy Wilson talked with Argyle Fire Department and they indicated that the Emergency System remains the same. They explained that the fire truck is required to respond when an ambulance is dispatched to any emergency. If a call comes in while they are on another run they will request backup from Lantana or Justin. Homeowners should not call other locations directly. They should continue to call 911 or Argyle Fire Rescue System.
- Alliance Landscape Company cleaned up debris in the Valley Ridge/Stone Ridge common area last month. They also removed the dead tree in the easement along FM 407.
- The big, beautiful ailing tree in the front entrance is starting to show some new growth. Alliance plans to continue treatment and heavy fertilization to see if it will continue to recover.
- Credit Card charges for annual HOA dues - Spectrum Management's clarification regarding the credit card fee for HOA dues:

"We have looked into this rather extensively because I completely agree that the credit card fee can be quite an annoyance or even pose a financial burden for those wishing to pay online via credit card. Unfortunately, every Association bank that offers the online credit card processing feature has the same or similar fee schedule. One of the reasons for this is that they do not charge any fees to the Association for banking with them and they use part of this fee to offset their costs for credit card processing. The difficulty is that we must use a bank that has these Association specific elements in order to be able to integrate the Association's accounting records and check writing/depositing capabilities otherwise we will not be able to integrate the accounting with the banking. Many other kinds of merchants have fee structures for online credit card processing that they call 'convenience fees.' However because there is no charge for using this bank without this fee they would otherwise need to charge the Association directly by way of a monthly account fee of some sort."

Since very few homeowners opt to pay by credit card and there are other no-fee options, the HOA Board has chosen not to look into the HOA incurring a monthly fee for this service.

New HOA Board Members for 2012-2013

Harvey Spears, President
Phone: 940-597-5264
Email: Harvey.Spears@live.com

Judy Wilson, Vice President
Phone: 940-648-8777
Email: jwilson217@earthlink.net

Kaye Wheatley, Treasurer
Phone: 940-648-9646
Email: rk wheatley@verizon.net

Jeanette Overs, Treasurer
Phone: 214-478-9309
Email: jtosuper@yahoo.com

Ken Leach, Member-at-Large
Phone: 940-648-2949
Email: kendar03@aol.com

Social Committee Update

On June 2nd over twenty neighbors participated in the School's Out for Summer Celebration. The event was a great opportunity for kids (and adults) to play and interact. The event featured popsicles, a bounce house, and even a movie. Check the calendar below for upcoming events.

An annual tradition, the neighborhood 4th of July parade was a great success as residents turned out with bicycles, golf carts, a tractor, and wagons decorated in red, white and blue. Neighbors enjoyed hotdogs, lemonade, lively conversation, and watermelon after the parade.

Do you have a special talent, hobby or interest? The Social Committee is also seeking volunteers to coordinate special interest groups for neighbors who share similar interests. Examples of neighborhood groups include, but are not limited to: babysitting club, book club, wine tasting club,

beer tasting club, scrapbooking club, couponing club, game night club, neighborhood commons improvement club, woodworking club, and biker club. If you are interested in coordinating or organizing one of these small groups or clubs, please contact Bill or Nichole Spalding-Watson, Co-Chairs of the Social Committee, at spalding-watson@gmail.com or at 940-536-3790.

Upcoming Events

August 18th – Back-to-School Cookout and Chili Cook-Off, 6 p.m.-9 p.m.

September 29th – Fall Garage Sale, 8 a.m.-2 p.m.
(Rain Date: Oct. 4th)

December 15th – Santa Visits, 3 p.m.-5 p.m.

December 15th – Holiday Home Decorating Contest, 6:30 p.m.-8:30 p.m.

Architectural Control Committee

Outdoor summer projects brought many new requests for Architectural Control Committee (ACC) review this year. To assist this committee with timely review and response the Board appointed an additional committee member. Welcome Chris Amarante, the newest member of the ACC. He is a Civil Engineer currently employed by the City of North Richland Hills as Director of Facilities and Construction. Chris and family reside at 7851 Vista Ridge Dr.

Members of the ACC, under the direction of the HOA Board, serve 2 year terms and can be reappointed until they resign or are removed by the HOA Board. This committee is responsible for timely online review of homeowner requests for new structure or landscape changes. The committee may on occasion meet independently or jointly with the HOA Board. If you are interested in volunteering to serve on this committee and have an engineering or architecture degree or experience in related fields you may submit your resume to Michelle Alvarez MAlvarez@spectrumam.com).

We hope that you agree one of the most important things to NRE homeowners is property value. Unlike many developments where homeowners are up-side-down on their mortgages; you may have noticed your most recent Denton

County Appraisal statement (<http://www.dentoncad.com/>) shows a slight increase in NRE property values. The most effective way to ensure this continues is through the ACC committee. This is a committee of your friends and neighbors appointed by the HOA Board who volunteer their time to assure the appearance of each property continues to enhance the value of the entire development. They are familiar with the Covenants, Conditions & Restrictions (CC&R) we all committed to when we purchased homes in NRE. Their goal is to assist the homeowner in choosing landscape and exterior property enhancements consistent with the original general development scheme. Remember to obtain approval from this committee **before** beginning a project or making improvements to your property such as adding or replacing a fence, an outbuilding or a pool, or other major landscape improvements. To obtain ACC approval for a project, or get a copy of the CC&Rs that detail specific improvements and restrictions, log on to your HOA account at www.spectrumam.com. Remember, many improvements and replacements require prior approval of the HOA Architectural Control Committee (ACC). Depending on the improvement, a permit from the Town of Northlake *after* the ACC approves the project may also be needed. Failure to obtain Pre-approval can and will result in fines.

CC&R Revisions

Several homeowners requested an opportunity to ask questions and offer comments on the proposed changes to the Declaration of Covenants, Conditions and Restrictions for Northridge Estates. The proposed revisions are enclosed with this newsletter and are posted on Spectrum's website as well. The entire Declaration of Covenants, Conditions and Restrictions articles can also be found on the Spectrum web site at: www.spectrumam.com:

- Login
- Go to Documents
- Select a Category
- Click on [Survey](#) to view the proposed revisions
- Click on [Governing Documents](#)
- Code, Covenants, Restrictions to view the entire current document

The articles are being revised to reflect either current Town of Northlake ordinances, recommendations the CC&R committee received from HOA members or to provide additional clarification relative to existing articles in the CC&R's for Northlake Estates. In mid-September 2012 the Northlake Estates Board of Directors (BoD) will be mailing out individual, numbered surveys to each Northridge Estates homeowner to obtain your feedback relative to the proposed modifications; only one survey per household will be counted. Space will be provided at the end of the survey for any additional comments relative to specific articles. The BoD will take all questions and comments under advisement and ask for clarification or give feedback as needed before moving forward with the proposed changes.

A temporary post office box will be set up by the BoD so that feedback is sent directly back to the BoD. If all goes as planned the deadline for submittal will be October 31, 2012 at which time the post office box will be closed.

Annual Meeting Drawing Results

It pays to shop local businesses. Many local merchants generously donated goods and gift certificates for a drawing held during our annual meeting. If you were a winner, introduce yourself to the merchant and thank them for participating in our annual meeting drawing. Congratulations to the following neighborhood winners:

Vicki Parsons, Justin Spirits, \$25
Mike McBride, Bloom Cottage, \$25
Beth Stafford, Cinch Cleaners, \$25
Darlene Leach, Paradise Liquor, \$25
Dustin Earnhart, Paradise Liquor, \$25
Kim Ferraro, Super Save, \$15
Sandra Kirby, Super Save, \$15
Eric Shirley, Super Save, \$15
Scott Funderburg, Super Save, \$15
Kim Ferraro, Sonic, \$5
Sandra Kirby, Sonic, \$5
Scott Funderburg, Sonic, \$5

Did you Know?

Only 61% of all homeowners have provided an email address to Spectrum so they can receive updates and communication from the HOA?

IESI Waste Management had a name change. IESI is now Progressive Waste Solutions of TX, Inc. and they are still in the process of updating their website. The old IESI contact numbers are no longer valid. All Calls are routed through a central call center at [800-909-9061](tel:800-909-9061).

Required Trees in Front Yard

Please remember that the Declaration of Covenants, Conditions, and Restrictions requires that homeowners plant at least 2 trees in the front yards. Section 3.6(a) states: all Lots with a Residence thereon shall include at least 2 trees with 3" caliper in the area of the Lot between the front property line and the front building line.

In consideration of our hot temperatures and anticipated water restrictions this summer, homeowners not in compliance will receive a letter advising they have until November 1st to plant or replace the required trees in their front yard. This will allow time to plant in the fall.

HOA Annual Dues

Watch for Annual HOA dues statements in mid-December. Remember to mail payment before January 31st to receive a 10% discount. Payments received after January 31st and before February 28th will be full fee. A late fee will be charged on payments received March 1st or later.

Eric Shirley, RJ Bakery, \$4
Allan Wheatley, Elite Hair & Nails, Manicure
John Sutton, Annual Dues Discount, \$25
Shawn and Amanda Merchant, Annual Dues Discount, \$25
Linda Burch, Annual Dues Discount, \$25
Tom and Sharon Teter, Annual Dues Discount, \$25
Greg Luckenbill, Proxy 1, \$25
Dave Ohlinger, Fieldhouse Fitness Center, 1 month
Gail Powell, Fieldhouse Fitness Center, 1 month
Chris Aramante, Mom's, \$20
Robert Hoover, State Farm

Who Do I Contact?

Animal Control

- 940-648-3290

City of Justin

- www.cityofjustin.com

CoServ

- 940-321-7800 (power outages and other energy-related questions)
- www.coserv.com (to report streetlight outage, select “Contact Us” tab and then click “Questions and Comments”. Click “Select Contact Form” and select “report a Street Light” form.

Northlake Police

- 940-648-4804 (Emergencies)
- 911

Northlake Public Works Office

- 940-648-3290, ext. 251
- 940-648-1664 (after hours)

Progressive Waste Solutions (formerly IESI)

- For questions about trash pickup, call 800-909-9061

Spectrum Association Management

- www.spectrumam.com
- 972-992-3444
- MAlvarez@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

Northridge Estates is on Facebook

Neighbors in Northridge Estates maintain two Facebook pages. While the pages are not official HOA sites, they are a useful way to share information and news with your neighbors. To locate these pages, search for “North Ridge Estates” or “North Ridge Estates Neighbor to Neighbor” in Facebook.



City of Northlake News

Recent Elections

Jean Young, Place 1, and Michael C. Ganz, Place 3, ran unopposed and retained their City Council seats in the recent elections. Rena Hardeman was newly elected to Place 2. Unlike many larger cities where council members represent a section or ward of that town, according to City Secretary Shirley Rogers, council members represent the entire town of Northlake.

Water Conservation/Drought Contingency Plan Amendment

Stage 2 water restrictions will remain in effect until the Mayor determines that these measures are no longer required or another Stage must be placed in effect.

In Stage 2 outside watering is restricted to two days a week. Watering days are assigned by street. Visit <http://www.town.northlake.tx.us/> to view Northridge Estates street assignments.

What would you like to see in the next newsletter?

- Would you share a recipe? A grilling secret for summer? A pool safety tip? Are you a Notary? Would like your home-based or small business featured or noted? Send us a business card or short write up with contact information or contact Judy Wilson or Kaye Wheatley. See HOA Board Member contact information.
- Homeowners often ask us for recommendations when needing a repair or hiring a worker. We would like to start our own NRE “Angie’s List” of businesses who are willing to service our development. Can you recommend a repairman or company you use?