

Northridge Estates HOA

Volume 2

Summer 2013

2013 – 2014 Board members

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

Ken Leach, Vice President
940-648-2949
Email: kendar03@aol.com

Kaye Wheatley, Secretary
940-648-9646
Email: rkwheatley@verizon.net

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

Mike McBride, Member at Large
469-261-9729
Email: dfwmcbride@yahoo.com

Changes on Hwy 407

We have all seen the construction and traffic changes on 407 with the beginnings of the new Harvest subdivision. An article in the Fort Worth Star Telegram, on July 23rd stated that Harvest, the 1,150 acre master-planned community, ~~is going to will~~ have 3,000 single family residents.

~~I guess we need to get ready for even more traffic and changes.~~

Town of Northlake

Night Out - Tuesday October 1st

Join all of your neighbors for another night of fun with our city law enforcement

and first responders. Watch Town of Northlake web site for later information.

2014 --Two Meetings per Year

Our ~~One~~ Annual meeting is held in April for board member elections and one Town Hall informational type meeting ~~is~~ in October. Please let a board member know of Any topic for the Town Hall meeting that would be of interest to you. ~~please let a board member know.~~

HOA Committee Opportunities

Social Committee

We have a **new** Social Committee chairperson, Lisa Macklenar. She is looking for all the help you can give, so please contact her via email at the following: lmacklenar@verizon.net

Architectural Control Committee (ACC)

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 structures such as adding a fence, an outbuilding or a pool, or other major landscape improvements to ensure ~~assure~~ the appearance of each property continues to enhance the value of the entire development. They are familiar with the HOA Covenants, Conditions, & Restrictions and the committee may on occasion meet independently or jointly with the HOA Board. ~~Contact~~ Spectrum if you would like to serve on this committee the next time a member is selected. An

engineering or architecture degree or experience in related fields is helpful.

**Town of Northlake
Golf Carts Ordinance
No. 09-1210A**

We know many of you would like to know the real facts ~~on the golf cart ordinance, so here they are in print for you.~~ They are 4 pages long, so we have taken the liberty of only printing the part that pertains to North Ridge Estates roadways. For the homeowners ~~who that~~ do not have a golf cart, we apologize for taking up so much space in this newsletter.

Sec. 101.1102 Requirements for Golf Carts which are to be operated on Public Roadway.

No person may operate a golf cart upon a public roadway within the Town of Northlake as permitted by this Article, unless the golf cart is equipped with each of the following:

- a. Headlamps meeting the requirement of Chapter 547 of the Texas Transportation Code if the golf cart is operated after sunset and before sunrise, as defined in the Texas Transportation Code Section 541...401;
- b. Tail lamps meeting the requirement - same as above.
- c. Reflectors meeting the requirement - same as above
- d. A parking break meeting the requirements of chapter 547 of the Texas Transportation Code;

- e. Mirrors meeting the requirements of chapter 547 of the Texas Transportation Code
- f. A slow-moving vehicle emblem meeting the requirements of Chapter 547 of the Texas Transportation Code.

Sec. 10.1103. Insurance.

Any person, who operates a golf cart upon a public roadway within the Town of Northlake, as permitted by this Article, shall maintain financial responsibility as required of other passenger vehicles in the Texas Transportation Code Section 601.051.

Sec. 10.1104. Other Restriction on Golf Cart Operation.

The following addition restriction shall apply to the operation of any golf cart in the Town of Northlake, as permitted in this Article:

- a. Golf carts shall not operate at a speed greater than 20 miles per hour;
- b. Each operator of a golf cart shall possess a valid driver's license, as required of operators of other passenger vehicles in the Texas Transportation Code, Section 521.083;
- c. Operators of golf carts shall not allow anyone to sit in the lap of the operator or passengers of the vehicle, nor allow anyone to stand up in the vehicle during the operation of the vehicle. Passengers shall be limited to the seating capacity as designed by the manufacturer; and

- d. Golf carts shall not be operated within a city park.

Sec.10.1105. Permissible Operation of Golf Carts

Unless otherwise permitted by the Texas Transportation Code, Section 502.0071, a golf cart meeting the requirements of this Article may be operated by person meeting the requirements for an operator of such golf cart as set forth in this article only upon the following public roadways, and only upon such portion of said roadways having a posted speed limit of 35 MPH, or less, within the Town of Northlake:

Canyon Ridge Drive, Clover Ridge Drive, Pine Ridge Drive Meadow Ridge Drive, Vista Ridge Drive, Hill Ridge Drive, Stone Ridge Drive, Willow Ridge Drive, and Valley Ridge Drive

A golf cart may not be operated upon any other roadway within the Town of Northlake, unless such operation is permitted by the Texas Transportation Code, Section 502.0071.

If you would like a copy or just to read the complete ordinance it can be found on www.spectrumam.com, sign in and then click on **Important Information** or The Town of Northlake's web site.

www.town.northlake.tx.us

-Also, you can send an email Judy Wilson jwilson217@earthlink.net or Kaye Wheatley rkwheatley@verizon.net and we will email you a copy.

Spectrum e-mail list

In order to stay up to date with the community, be sure your email address is registered with Spectrum. -Register your email address at www.spectrumam.com to

receive official HOA group email updates. Add spectrumam@cincsystems.net to your contact list to assure emails are not blocked by your spam blocker. CINC is Spectrum's system that you log into to review your account. CINC will only pull from the emails that are registered by the homeowners. Encourage your neighbor to the left and right of you to ~~also~~ register [too](#). The Board will assure you ~~that~~ Spectrum will never sell or give your email address to anyone.

We have also made some changes to the Spectrum web site to make it easier to locate the current CC&Rs. Across the top information bar you will see a button for **DCC&Rs**, also check out the **COMMUNITY INFO** that has all been corrected as well.

Please be Advised

-It is prohibited to post signs on HOA property at the entrances on Hwy 407 and Florence Road, this also includes any HOA common property. Due to liability issues, it is not permissible for anyone to build or place any type of structure on HOA property, including play forts. -The unplanned removal expense generally comes out of your annual budget unless the homeowner involved is identified, in which case the fine and expenses incurred will be assessed the individual homeowner.

Water restrictions

We are now in a stage 2 water conservation plan. -Please continue to check The Town of Northlake website for tips and additional water conservation notice. www.town.northlake.tx.us

Be Thoughtful

Mail cannot be delivered if the postal carrier cannot access a mailbox from the mail vehicle. Avoid parking near or in front of mail boxes.

Required Trees in Front Yard

Trees thrive best when planted during cooler weather, so Fall is the best time to plant trees in North Texas. The Declaration of Covenants, Conditions, and Restrictions require that homeowners plant at least 2 trees in their front yard. 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. If you plan add or to replace, consider planting some native or drought resistant plants and trees to accent your home. These plants can survive on less than 20 inches of water per year:

Shrubs: Rosemary, Mountain Sage, Yucca, Lantana, Lady Banksia Rose, Yaupon Holly, Burford Holly.

Trees: Texas Pistache, Chinese Pistache, Bur Oak, Shumard Oak, Mexican Redbud, Mexican Plum, Texas Red Oak, Mulberry, Cedar Elm, Vitex, Sumac, Desert Willow, Texas Mountain Laurel.

Architectural Control Committee News

Re: (Article 3 section 3.4)

The Board continues to hear from homeowners that the homeowner was "not aware" ACC approval is necessary for property improvements. **Any** new structure or structural change or improvement to an existing structure must be approved by the ACC **prior** to beginning construction. Failure to comply is an express violation of the deeds and restrictions we all received at the time we purchased our homes. Claiming you do not know ~~not knowing~~ the CC&R's or

failure to get clarification prior to construction is not a valid excuse.

Obtaining a permit from the Town of Northridge does not supersede ACC authority to clarify or apply restrictions consistent with Northridge estates deeds and restrictions.

By constructing or making improvements that were not approved in writing, the homeowner subjects himself to a fine up to \$500 pursuant to 3.3(e), *for each separate violation*. Violations may include but are not limited to:

- (1) construction without prior approval,
- (2) constructing a building that exceeds the approved square feet,
- (3) violating the setbacks specified in the CC&Rs when constructing a building
- (4) replacing a fence with a different type material

- These fines are secured by the assessment lien and subject to foreclosure, they are payable on demand.

In addition, the association can enforce the provisions of the declaration under section 5.2(d)(1) and (12) as well as section 9.2. Finally, if the owner refuses to comply and the Association has to file a lawsuit to enforce compliance, the attorney fees and costs related to the enforcement efforts are also secured by the assessment lien and subject to foreclosure, under section 6.5(b)(6) of the Declaration.

Many of you who attended the last annual meeting and town hall meeting expressed the desire to have the Board avoid unwarranted waivers and strongly enforce the CC&R's as written. To that end, the Board and ACC Committee have reviewed the deeds and restrictions and will renew their efforts to comply with your

Formatted: Left

request. We all must understand, if the Board decides to enforce against these express violations of the deed restrictions, then the costs to do so, along with the fines are subject to foreclosure, which is the ultimate leverage in enforcement of the Declaration.

Steps to Obtain ACC approval:

1. Log into Spectrum web site and complete ACC Request form. If you have questions or need additional help, you can email or call.

www.spectrum.com or 972-992-3444

2. Attach necessary documents to your request. Be sure to include all of the details in your request listed on the web site. Once Spectrum receives the request, they will forward it to the ACC Committee. The ACC then has 15 days for review. If a denial is reached, they will explain why or will ask for additional information.

3. An email approval or denial will be sent to you as soon as all necessary documents are in place and the ACC Committee has had time to review them.

The ACC review time does not start until all needed documents are received.

(Read CC&R's Article 3 section 3.3 for complete approval process)

Who Do I call?

Handy Phone numbers Emails and web addresses to get you the info you need:

- Spectrum
 - www.spectrum.com
 - (972) 992-3444
- Animal Control
 - (940) 648-3290
- Town of Northlake

- (940) 648-3290 for Municipal Court or Traffic Violations, Non-Emergency Police calls or other town related issues including animal control
- www.town.northlake.tx.us
- Northlake Police
 - (940) 648-4804 for emergency or call 911
- CoServ
 - (940) 321-7800 for Power outages and many other energy related Q&A's. To report streetlight outages call or go online to www.coserv.com and click the "Contact Us" tab. From there click on the "Questions and Comments" box next to "Select Contact Form" and Choose the "report a Street Light" form.
- City of Justin
 - www.cityofjustin.com

Homeowner Recommend Services

Need bottled water delivered?

Call Randy at Samantha Springs
817-379-9949

<http://www.samanthasprings.com>

-Looking for pest control?

Call Ryan at 817-965-0492
Email: ryanp@fairwayinc.net

Need a Plumber?

Tim Long Plumbing Inc. in Haslet
817-439-3629 or

Timlong59@charter.net

Remodel? Home Repairs?

JD Construction / Joe Davila
214-546-2002 or davilagetdone@aol.com

Landscaping & Mowing

Well-Done - Weldon Lovejoy
817-296-6680

Formatted: Font: Bold

**Please contact an HOA Board Member
to add a name and number to either
contact list.**

**Have a topic to address in the next
newsletter? Contact us:**

Judy Wilson jwilson217@earthlink.net

Kaye Wheatley rkwheatley@verizon.net