

# Northlake Estates HOA Newsletter

Volume 1, Issue 2

Summer 2014

## Annual HOA Meeting

The Annual HOA meeting was held @ the Alliance Church of Christ on Tuesday, April 27<sup>th</sup>. Exiting HOA President Judy Wilson called the meeting to order promptly @ 7:00 pm.

Several new HOA members were welcomed by the Board and membership as they introduced themselves.

Judy introduced each HOA Board member.

Kristi Bruening, Spectrum's management representative, established there were enough attendees to establish a quorum: The meeting officially started @ 7:02 pm.

Guidelines were presented to the membership as to questions and answers were going to be handled.

**2013 Annual Meeting Minutes** - Vice President Ken Leach made the motion to approve the 2013 Annual Meeting minutes seconded by Treasurer Harvey Spears. The motion was carried.

**Treasurers Report Approval** - Harvey Spears

*continued on page 2*

## INSIDE THIS ISSUE

- 1** Annual HOA Meeting
- 1** New HOA Board – Assignments / Goals
- 4** Calendar of Events
- 4** For Computer Users
- 5** Contact Information

## New 2014-2015 HOA Board Members

**Mike McBride, President** (Term: 2013-16)

(469) 261-9729

Email: [dfwmc@yahoo.com](mailto:dfwmc@yahoo.com)

**Kaye Wheatley, Vice President** (Term: 2013-16)

(940) 648-9646

Email: [rkwheatley@verizon.net](mailto:rkwheatley@verizon.net)

**Ken Leach, Secretary** (Term: 2012-15)

(940) 648-2949

Email: [kendar03@aol.com](mailto:kendar03@aol.com)

**Harvey Spears, Treasurer** (Term: 2013-16)

(940) 597-5264

Email: [harvey.spears@live.com](mailto:harvey.spears@live.com)

**Tim Wright, Member-at-Large** (Term: 2014-17)

(972) 998-9327

Email: [timwriighthoa@gmail.com](mailto:timwriighthoa@gmail.com)

At our first meeting of the new Board in May, President Mike McBride established several key agenda items for the new Board to focus on.

Improving communications to our membership and changing the membership's perception of the Board & HOA.

*continued on page 4*

presented the 2013 treasurer's report. Mike McBride made a motion to accept the report. Motion was seconded by Judy Wilson. Motion was carried.

**New Board Member Election** - There were no advance applicants for the vacated Board position. Homeowner Tim Wright volunteered. There were no other volunteers. Peter Dewing made a motion seconded by Katherine McBride to approve the election of Tim Wright. Motion was carried.

### **Overview of 2013**

- HOA Board conducted 8 hearings and 5 regular meetings in addition to several executive meetings during the year.
- CC&R Revision Status - HOA President thanked all who participated but reported no amendment received enough votes to go forward. There will be no further action taken at this time.
- ACC Committee and Social Committee were active throughout the year. Social Committee chairman, Lisa Macklenar would welcome additional homeowners on her committee.
- Official Web Site "thenorthridgeestateshoa.com" has changed to a much simpler "nrehoa.net". The web master is Tim Wright and your HOA Board welcomes any input and/or suggestions for the site.
- David Collins administers and monitors North Ridge Estates Facebook page. Contact David if you would like to join this site.
- Drainage ditch repairs – Harvey Spears reported no further action was taken after the city advised affected homeowners would be required to help off-set the cost of repairs.
- HOA Dues - Early pay discount will again be offered in 2015.

**Tree Audit** – As a result of a joint audit by Spectrum and the HOA Board, homeowners who do not have 2 trees in their front yards will be receiving violation letters. The CC&R's mandate "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." Bloom Cottage (Justin) is offering 10% discount on their trees and arrangements can be made for installation. It was also noted that Bowman's Trees in Northlake and Mike's Garden Center in Southlake are local businesses with competitive prices.

**Potential Common Area Property Sale** – Mike McBride reported suggestions for development and use of the common areas have either not been feasible or could not be agree on. Rather than continue ongoing liability, maintenance & mowing expense, the Board is now researching the possibility of selling the area at the corner of Valley Ridge & Stone Ridge and the area a long side 7830 Clover Ridge that has no street access. As currently platted the detention pond (100 year flood plain) along Meadow Ridge cannot be sold. However, there is a partial acre on the east end that was built up to prevent flooding in the homes along that end that the county has re-defined and as of 2013 began taxing as a residential lot. Efforts are being made to appeal that ruling and/or determine if a portion of that area could be re-platted and sold, likely to the bordering homeowner. This would leave considerably less than an acre built up to prevent flooding and add weight to our appeal to include the remaining portion as a part of the detention pond. Pete Dewing, Northlake Mayor and Northridge Estates homeowner stated the county has turned over plating authority to the Town of Northlake. Homeowners will be kept informed of any board actions involving this matter.

**Management Company Review and Research** – As requested by several homeowners in the past, Mike McBride reported the board has requested proposals from several management companies for review. So far we have received proposals from Guardian, Principle, First Service and Lone Star Associates; which will be reviewed along with our current contract with Spectrum. There are no specific plans to change management companies but we want to assure

homeowners that the HOA is getting the best service for the best price.

**Upper Trinity Water Project /NRE Impact** – Pete Dewing briefly described the water line project stating the developers of the 364 acre development to build 220 homes directly across FM 407 from Northridge Estates have agreed to defray ¾ of the cost of the water lines from Northlake town hall to Northridge Estates. He pointed out there is no planned rate increase to homeowners. There has not been a decision made about what to do with the present pump system that services Northridge Estates. Mr. Dewing also noted the city is currently working on developing a park along that same area of FM 407 near Northridge Estates.

**General Discussion**

- Pete Dewing announced that Saturday, May 3rd is city cleanup day. Two large containers will be available at city hall for residents to dispose of large trash.
- Tom Parsons had concerns about a car stored in the back of the house that backs up to his home on Valley Ridge. He was directed to discuss his concern with Kristi Bruening, Spectrum following the meeting.
- David Collins commended the board for their time and efforts this past year. He encouraged homeowners to vote in upcoming elections noting that Northridge Estates currently has majority votes in town elections. He also stated a concern that the landscaping in the common area at the development entrance is getting over watered. Several homeowners complained that sprinklers are on too often and there is water in the streets early in the morning when they leave the development. Kristi Bruening, Spectrum will follow up with the landscape company.
- Tom Parsons suggested a good HOA project would be to have a document shredding company to come

to the development. Town of Northlake will advise Northlake Estates HOA if they are not going to provide.

- General consensus about CC&R Amendments was to break down the proposed changes and only work on 2-3 at a time. It was also suggested to offer on-line voting as well as mail in ballots and, if necessary then go door-to-door to solicit votes. An incentive to vote such as a raffle of some sort was suggested.
  - Harvey Spears commented that last year we had an outside vendor set up his wares in a cul-de-sac. He said if anyone sees such as thing this year to call Northlake police and they will send a squad car to investigate and take appropriate action.
  - Tim Wright encouraged joggers and walkers to be sure they and their kid's wear light colored clothing, especially at dusk and dawn.
- On a motion made by Mike McBride, seconded by David Collins the meeting was adjourned. ❖

-----  
**SUMMER SAFETY ALERT**

We've been seeing loose dogs in the neighborhood lately. It is summer & there will be neighbors, kids, visitors, and various contractors out and we don't want any dog bite issues. Please keep dogs on leash or in the fenced yard.

If you do see any stray please contact Animal Control @ (940) 648-3290.

-----  
**DID YOU KNOW**

One neighbor recently experienced trouble with their garage door not wanting to stay down. Beech's Overhead Door came out to repair it, and ask if they kept pool chemicals in the garage. They said no, however, they were keeping the chlorine tablets for the septic tank the garage. They were advised not to because it will cause the rollers, springs, and the electrical box(es) to rust. They were lucky to catch it when all we needed to do was repair some of the rollers. Thank you Judy and Al Wilson for letting us know.

**SOCIAL COMMITTEE**

Lisa Macklenar, our social committee chairperson, is looking for any suggestions and /or assistance in planning more community events. Please contact her via email : [lmacklenar@verizon.net](mailto:lmacklenar@verizon.net)

**CALENDAR OF EVENTS**

**BOARD MEETINGS**

PLACE: 7821 PINE RIDGE DRIVE

TIME: 6:30 PM

To be held the third Tuesday of every month except October and April, 2015

**FALL GARAGE SALE**

PLACE: NORTHRIDGE ESTATES SUB

TIME: 8:00 AM – 2:00 PM

Saturday, October 18<sup>th</sup>, 2014

Rain date, Saturday, October 25th

**TOWN HALL MEETING**

PLACE: ALLIANCE CHURCH OF CHRIST

TIME: 7:00 PM

Tuesday, October 21, 2014

**ANNUAL HOA MEETING**

PLACE: ALLIANCE CHURCH OF CHRIST

TIME: 7:00 PM

Tuesday, April 20<sup>th</sup>, 2015

(Board agenda or action items continued from page 1)

Establishing monthly Board meetings – to be held on the third Tuesday of every month @ 7821 Pine Ridge Dr.

Need to develop an action plan to break down the revised Code, Covenants & Restrictions (CC&R's) into smaller voting packages so that we can acquire the required 2/3 votes by the State of Texas in order to improve and clarify our current CC&R's.

Continue to distribute meaningful quarterly newsletters

Need to review Spectrum's current violation process and letters to improve the process.

Provide support, guidance and direction to the Architectural Control Committee (ACC) to maintain and enforce our current CC&R's.

Continue to develop and support the Social Committee and encourage more community participation.

---

*For Computer Users*

---

Our HOA Board web site to help us communicate with our fellow members was recently changed to make it a little easier to remember and access. The old site was [www.thenorthridgeestates.com](http://www.thenorthridgeestates.com) and was updated over the past year by Mike McBride. Mike has now turned over web master duties to Board member Tim Wright and the Board agreed to change the name of the site to [www.nrehoa.net](http://www.nrehoa.net) Either URL will work for now as the former will redirect you to the latter. No login is required and the site will provide general information for Northridge Estates. It's still a work in progress so any suggestions are welcome.

---

In the recent May 10<sup>th</sup> general election for the Town of Northlake, HOA President Mike McBride won the Place 2 council seat. Incumbent council members Mike Gantz (Place 3) and Jean Young (Place 1 and Mayor Pro-Tem) ran unopposed and will also serve another 2 year term on the Council. Mike would like to thank all who voted for the candidate of their choice and wanted to let them know that in addition to the e-mail addresses listed for each HOA Board member, an additional e-mail address of:

[www.place2@townofnorthlake.tx.us.com](mailto:www.place2@townofnorthlake.tx.us.com)

is available for him to address any Town related question or issue. Of course, e-mail addresses for all Town officials and staff are located on the Town of Northlake web site and a link on our HOA web-site.

## **Who Do I Call?**

### **Animal Control**

- 940-648-3290

### **City of Justin**

- [www.cityofjustin.com](http://www.cityofjustin.com)

### **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](http://www.coserv.com) (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](http://www.spectrumam.com)
- 972-992-3444
- [Kbruening@spectrumam.com](mailto:Kbruening@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](http://www.town.northlake.tx.us)

## **Homeowner Recommended Services**

### **Need bottled water delivered?**

Call Randy @ Samantha Springs

(817) 379-9949

<http://www.samanthasprings.com>

### **Need a plumber?**

Tim Long Plumbing Inc. in Haslet

(817) 439-3629

[Timlong59@charter.net](mailto:Timlong59@charter.net)

### **Need an electrician?**

(817) 245-3396

[www.hornco.org](http://www.hornco.org)

### **Remodel? Home Repairs?**

JD Construction/Joe Davila

(214) 546-2002

[davilageterdone@aol.com](mailto:davilageterdone@aol.com)

### **Landscaping & Mowing**

Well-Done – Weldon Lovejoy

(817) 296-6680

### **Need Aluminum fencing for around the pool?**

DFW Fence Contractor

(817) 886.0848

[www.dfwfencecontractor.com](http://www.dfwfencecontractor.com)

---

*Have a topic to address in the next newsletter?*

*Contact Ken Leach ([kendar03@aol.com](mailto:kendar03@aol.com))*

---

