

NORTHRIDGE ESTATES HOA

NEWSLETTER

Summer 2017

NREHOA.NET



Northridge Estates HOA Board Members

2017-2018 HOA Board Members

President:

Tim Wright (term: 2017-2020)

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972-998-9327

Vice President:

Jason Roberts (term: 2016-2019)

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972-877-9997

Secretary/Treasurer:

Resi Amarante (term: 2015-2018)

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214-563-5551

Member at Large:

Mike McBride (term: 2016-2019)

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469-261-9729

Member at Large:

Thomas Ross (term: 2016-2019)

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303-921-8904

Member at Large:

Tom Dudark (term: 2017-2020)

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214-477-7760

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

Northlake Town Council Meeting

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

Races at Texas Motor Speedway

Friday, June 9th - Saturday, June 10th

NRE Independence Day Celebration and Family Cookout

Saturday, July 1st, NRE

NRE HOA Board Meeting

Tuesday, July 18th, 6:30pm, Town Hall



School is Out

School is out and that means our kids will be out and about in the neighborhood even more than usual. Please watch your speed and be on the lookout for them.

Our neighborhood is great for walking, bicycling, and even skateboarding but it can be very dangerous with vehicles speeding through the streets. Please keep this in mind as you travel through the neighborhood and mention it to your teenaged drivers as well.

Congratulations Graduates

Congratulations to our graduating High School Seniors! We recognize your hard work and wish you the best as you begin your new adventures.



ACC Requests

The recent weather events hit our neighborhood hard and caused a lot of damage to many roofs, outbuildings, and fences. An ACC request is required any time you are making a change or repair to an existing structure as well as installing a new structure. This applies to repairing roofs and fences as well as constructing buildings, doing concrete work, painting your home, and completing major landscaping projects.

The one-page form should be completed and sent to the management company prior to beginning the work. This is not meant to cause grief; it is simply to protect the rights and property values in Northridge Estates. It may also prevent heartburn and fines if the work completed is not in line with the CC&Rs (Covenants, Conditions, and Restrictions) that spell out what is and is not allowed. NOTE: The ACC request is in addition to, and does not replace, any permits required by the Town of Northlake.



Front Entrance Refresh

The NRE HOA Board is currently soliciting bids for a refresh of the landscaping at the FM407 entrance to our neighborhood. If you know of a landscaper who might be interested in this work, please notify a member of the board so they can be included in the selection process. Board members email and phone numbers can be found on the Board page of the NRE website at <http://NREHOA.net/board.html>.

Watering Restrictions

Warmer weather is here, and it will soon get even warmer. This is the time of year when the Town of Northlake institutes watering restrictions as part of their Water Conservation and Drought Contingency Plan.

As of right now we are in Stage 1, with permitted days to water determined by the last digit of your address. If the last digit of your address is even, you may water on Wednesday and Saturday. If odd, you may water on Thursday and Sunday.

Please adjust your irrigation system accordingly.

You can access the town's website at <http://www.town.northlake.tx.us/> at any time to check water restriction status and other news.



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 these new residents to Northridge Estates:

Casey & Sara Stoub - Clover Ridge Dr
Carol Phillips - Pine Ridge Dr
Laura & Eric Dobbs - Stone Ridge Dr
Jason & Jordan Glenn - Pine Ridge Dr

NRE Independence Day Celebration and Family Cookout

WHO: Northridge Estates Families

WHAT: Cookout & Games

WHEN: Saturday, July 1, 2017

WHERE: NRE

WHY: Celebrate Independence Day, get to know your neighbors, have fun!!!

Watch your email for further details!



Why We Have an HOA

By Tim Wright

Sometimes, for one reason or another, people get upset and ask, "Why do we have an HOA anyway?" There are numerous reasons, primary of which is to maintain property values within the neighborhood. With an HOA you're pretty well assured that you won't have to put up with a neighbor with a couple of cars up on blocks in their front yard or a driveway littered with old appliances. It helps to keep homes from getting run down and dragging property values along with them.

The HOA is not the Management Company, it's not even the Board of Directors. The HOA is every homeowner in Northridge Estates. If you're speaking ill of the HOA you're really speaking ill of yourself.

While we're talking about speaking ill of the HOA, I understand that some disgruntled homeowners have been expressing their displeasure on Facebook. Not the Facebook page for Northridge Estates, the page for all of Northlake. I'll be honest with you, I don't do Facebook. I subscribed for about 2 weeks and decided it wasn't my cup of tea, and deleted my account. Still, I hear things. Speaking ill of the neighborhood, neighbors, or the HOA itself to the world at large can only harm everyone's property values. I understand that people can get their feathers ruffled, and want to vent. If you're angry with something the HOA has done, why not bring it up at the quarterly Board meeting? The time and location of the next meet is posted on the NREHOA.net web page.

I'll even go you one better than that. If you have a problem, call me. I'm a pretty good listener, and just maybe we can get the issue resolved. I'd like to think that everyone can be happy here in our neighborhood and I'm willing to help any way I can.

Thanks for listening.

Tim Wright, President NRE HOA, 972-998-9327

Newsletter Ideas

Do you have a topic for the next newsletter?

Contact timwriighthoa@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.

