

# Northlake Estates HOA Newsletter

Volume 1, Issue 1

Winter 2015

## CC&R Amendment Vote

The January 23, 2015 deadline for voting has passed and to the Board's dismay we sadly report that again there weren't enough votes to pass or revise our top three most highly contested amendments.

By Texas law we needed 110 "yes" votes to amend any amendment.

Here are the voting results by street:

	Max Votes	No. of Votes	Percentage Participation
Canyon Ridge	12	04	33%
Clover Ridge	15	08	53%
Hill Ridge	10	06	60%
Meadow Ridge	16	09	56%
Pine Ridge	10	06	60%
Stone Ridge	34	17	50%
Valley Ridge	22	11	50%
Vista Ridge	16	08	50%
Willow Ridge	16	06	38%

Mail in ballots received with no return address:  
17 10%

The voting results by each amendment were as follows:

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## 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)

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

(972) 998-9327

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

## Computer Users

Currently there are (2) Northridge Estates web-sites:

Our official web-site is @ [www.spectrumam.com](http://www.spectrumam.com)

The usual "log in" is required by our current management company (Spectrum) to access this site. It is their management tool used to track all your membership info, the Code, Covenants & Restrictions (CC&R's), Architectural Control Committee (ACC) requests, financial transactions, violations, and board meeting minutes.

- Contact Shoshanah at [shorne@spectrumam.com](mailto:shorne@spectrumam.com) or contact her at (972) 992-3444

Our Homeowners Associations web-site is up and operational. It can be found at <http://nrehoa.net> continued on page 4

**Amendment 1**

Whether or not to allow chickens

Yes 58  
No 36

**Amendment 2**

Modifications to the "Fencing and Wall" guidelines

Yes 81  
No 12

**Amendment 3**

Modifications to the "Outbuilding" language

Yes 72  
No 21

At the next Board meeting scheduled on Tuesday, February 17<sup>th</sup>, 6:30 PM, At the Town of Northlake Community Offices. The Board will discuss what action if any they will take regarding the future of revising any of our CC&R's.

The (3) \$25 cash awards will be selected by Spectrum randomly as a Thank You for your participation. ❖

**Christmas Decorations**

A big "THANK YOU !!" goes out to Al and Judy Wilson for the storage, installation, and removal of our Northlake Estates HOA Christmas wreaths that are placed at the main entrance to our community each year. It's because of volunteers like yourselves that make Nortridge Estates a great community to live in. ❖

**Holiday Festivities**

We held our Holiday Decorating Contest again this year. The Northlake Police Department drove the neighborhood during December 15th-18th and selected (3) homes for honorable mentions. In no particular order are:

- 7801 Clover Ridge Drive
- 7721 Valley Ridge Drive
- 7950 Stone Ridge Drive

Each homeowner received a check for \$25.

The Board also contributed \$100 cash to the Northlake "Shop with a Cop Community Christmas Program which Spectrum also matched this year. The Northlake PD assists Northlake families in need during the holiday season.

The Board would like to thank Kevin and Connie Newman for opening their doors every Christmas and inviting the members from our community to their annual "Meet Santa & Mrs. Claus" this year. It was very cold and windy out so the weather kept many people in. About 10 families stopped by.

Lisa Macklenar, our social committee chairperson, was on hand and provided the hot chocolate and cookies on behalf of the Board and the Northlake Estates HOA. Thank You Lisa! ❖

(Picture below is Connie & Kevin Newman and Lisa)



## **WHO's WHO @ Spectrum**

Spectrum is our contractor of record for the management services required to maintain Northridge Estates.

The primary contact for 95% of all requests should be directed to Shoshanah Horne, our new off-site community manager.

Shoshanah was appointed our community manager on January 15, 2015. Northridge Estates is just one of ten HOA organizations that she's responsible for managing.

Julie Miller, Spectrum's Division Director, is Shoshanah's supervisor. Currently, most of the ACC requests go to Stephanie White our new site manager.

Stephanie has taken over the responsibility for handling all ACC requests and periodically conducting site visits to identify violations within our Northridge Estates.

All (3) representatives can be reached by contacting a service representative @ (972) 992-3444 who will ask how you want your call to be directed. ❖

### **Reminder: Check Your Account Balance**

Periodically, please go on-line or call Shoshanah and check if there are any issues with your account.

The Board receives monthly reports from Spectrum identifying members with outstanding financial obligations.

Fines can get out of control and accumulate quickly based on the fine schedule that is included in all real estate packages provided at closing. It is also under the documents section on both web sites (ours and Spectrum's)

Spectrum does not send a balance due letter until the fine has reached \$40.00. It may have been a \$4 or \$5 charge but after several months it can reach the \$40 minimum. ❖

## **LOOKING FOR NEW BOARD MEMBERS**

The Northlake Estates HOA Board is actively seeking volunteers for two Board member positions this April. Our treasurer, Harvey Spears, who resigned in January, and our secretary, Ken Leach, will be leaving after our April 21<sup>st</sup> Town Hall meeting.

If you are interested in taking an "active" role in managing positive change for our community please Shoshanah at Spectrum (972) 992-3444 for the form. The election process will take place at the April 21<sup>st</sup> meeting where each applicant will be given an opportunity to speak with the attending members relative to how their appointment to the Board would impact our community. ❖

## **HOMEOWNER COMPLIANTS**

Spectrum continues to receive calls from homeowner regarding loose or stray dogs wondering around and making deposits on their property.

As a reminder Article 2, Section 2.2 (d), of our CC&R's specifically state that:"Dogs, Cats and other domestic household pets may be and maintained by a Property Owner as long as they are properly leashed or corralled."

Unless Spectrum is on-site and witnesses such an event and can identify who the animal belongs to it is impossible for them to respond to such a request.

The Board is encouraging you to do your part to keep your pets off other homeowner properties and making any kind of deposits. If they do, please extend the courtesy of picking or cleaning up after your pet.

For those homeowners who may be experiencing issues regarding loose or stray pets we encourage you to contact Animal Control @ (940) 648-3290. ❖

## SOCIAL COMMITTEE

Lisa Macklenar is looking for more volunteers to assist the social committee. If you just want to help with a certain event, she would appreciate any help she can get.

For more information please contact Lisa at [lmacklenar@verizon.net](mailto:lmacklenar@verizon.net). ❖

## CALENDAR OF EVENTS

### BOARD MEETINGS

PLACE: TOWN OF NORTHLAKE

1400 FM 407

TIME: 6:30 PM

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

### SPRING GARAGE SALE

PLACE: NORTHRIDGE ESTATES SUB

TIME: 8:00 AM – 2:00 PM

Saturday, April 18<sup>th</sup>, 2015

Rain date, Saturday, April 25<sup>th</sup>, 2015

### TOWN HALL MEETING

PLACE: ALLIANCE CHURCH OF CHRIST

TIME: 6:30 PM

Tuesday, April 21, 2015

## WELCOME TO THE NEIGHBORHOOD

As representatives for the members of the Northlake Estates HOA and Northridge Estates, the Board would like to welcome the following new members to our community:

John & Debra Belltz – Clover Ridge  
Samuel & Tammy Daniels – Hill Ridge  
Daniel & Katie Dodd – Hill Ridge  
Jamie & Clint Gibson – Stone Ridge  
Ken and Terry Kunz – Stone Ridge

login is required. The web-site provides general information, email addresses and copies of Northlake Estates CC&R's. The Board's always looking for suggestions and feedback to improve our web-site. Please forward your comments and suggestions to [timwriighthoa@gmail.com](mailto:timwriighthoa@gmail.com). ❖

## TOWN OF NORTHLAKE – Chief Crawford



(Pictured from L-R: Officer J. Schwanz, Chief R. Crawford, MADD Representative Rachel Escamilla, Sgt. D. Thornton, Sgt. A. Arnold, Officer D. Williams)

On January 5<sup>th</sup>, 2015, the Town of Northlake celebrated the achievements of several officers at the employee quarterly luncheon. Each officer of the department was recognized by Mothers Against Drunk Driving (MADD) for their efforts in enforcing impaired driving offenses. The department had over 50 arrests for Driving While Intoxicated offenses.

Officer D. Williams was also honored as Officer of the Year for 2014. Officer Williams has been at NPD for almost one year and was nominated by his peers for his outstanding work and dedication to the department and community. Other milestones were the anniversaries of Sgt. Arnold, 5 years with NPD, and Sgt. Thornton, 4 years with NPD.

Our department is community focused and works hard to keep the crime out of our neighborhoods. If you see something suspicious, please call 911 and an officer will be dispatched to the area as quickly as possible. We recommend calling 911 because the phones are not answered at NPD 24 hours a day. Therefore, the fastest way to get an officer is to call 911.

[rcrawford@town.northlake.tx.us](mailto:rcrawford@town.northlake.tx.us)

## Who Do I Call?

### EMERGENCY

911

Northlake Police (Emergencies) (940) 648-4804

### City / Denton County Information

Animal Control (940) 648-3290

City of Justin (940) 648-2541

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

Denton County – Central Appraisal District (940) 349-3800

Tax Assessor / Collector (940) 349-3510

Elections Administrator (940) 349-3200

Drivers License – Denton (Hwy288) (940) 484-6666

Northlake Public Works Office (940) 648-3290, ext. 251  
After hours (940) 648-1664

Northwest Independent School District (817) 215-0000

### Progressive Waste Solutions (formerly IESI)

• For questions about trash pickup, (800) 909-9061

Spectrum Association Management (972) 992-3444

• [www.spectrumam.com](http://www.spectrumam.com)

• [shorne@spectrumam.com](mailto:shorne@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)

### Utility Services

Electric – 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.

Cable – Verizon (888) 756-3619

Gas Pipeline Emergencies (800) 214-2154

## Homeowner Recommended Services

### Bottled water delivery

Randy @ Samantha Springs (817) 379-9949

<http://www.samanthasprings.com>

### Plumber?

Tim Long Plumbing Inc. in Haslet

(817) 439-3629

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

### Electrician

Brandon Horn (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

### Aluminum fencing for around the pool

DFW Fence Contractor (817) 886.0848

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

### Realtor

Amber Sams – Fathom Realty (469) 684-0800

[ambersamsrealtor@gmail.com](mailto:ambersamsrealtor@gmail.com)

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

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

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