

# NORTHRIDGE ESTATES HOA

## NEWSLETTER

Dec 2016

NREHOA.NET



### NRE Board and Committee Members

#### 2016-2017 HOA Board Members

President: Tim Wright (term: 2014-2017)  
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972-998-9349

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Secretary: Thomas Ross (term: 2016-2019)  
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303-921-8904

Treasurer: Resi Amarante (term: 2015-2018)  
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Member at Large: Mike McBride (term: 2016-2019)  
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Member at Large: Ken Fincher (term: 2016-2019)  
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### Welcome to Northridge Estates

Patrick Strodtman & Jessica Elting - Valley Ridge Dr  
Casey & Sara Stoub - Clover Ridge Dr

### Inside This Issue

Board and Committee Members	1
Welcome to Northridge Estates	1
Mark Your Calendars	1
City Ordinance for Golf Carts	2
Fire Station in Northlake	2
Upcoming Annual Dues	3
Loose Animals in the Neighborhood	3
Standing Water in Ditches	3
Speed Limit in Northridge Estates	3
Maintain or Remove Fences	4
Yard of the Month	4
Who Can Answer My Questions?	5

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

#### *Santa Visits NRE*

Saturday, December 17<sup>th</sup>, 2 – 4pm, 7801 Clover Ridge Dr.

Bring your Christmas wish list, enjoy some cookies and hot chocolate, and get your picture taken with Santa!



## City Ordinance for Golf Carts

By Tim Wright

Northridge Estates is a nice neighborhood with no through traffic. Many of us enjoy the convenience of golf carts. The Town of Northlake was nice enough to pass an ordinance permitting the use of golf carts on town roads within our neighborhood. The ordinance specifies certain required equipment and restrictions for golf carts. Among the required equipment are rear-view mirrors, headlights, tail lights, and a Slow Moving Vehicle sign. I have noticed quite a few carts being used without the required equipment. Golf carts are also required to have liability insurance and may only be driven by licensed drivers. While I have no way of knowing about insurance on carts other than mine, I do know I've seen carts being driven around the neighborhood by underage drivers.



Just as the town Council passed an ordinance permitting the use of golf carts, they could pass another taking that permission away. Let's all be sure to comply with the ordinance to be sure that doesn't happen.

The full ordinance is posted on our website at: <http://nrehoa.net/PDFs/OrdinanceGolfCart-1.pdf>

## New Denton County ESD Fire Station in Northlake

By Mike McBride

I know several residents have been interested in the possible construction of a new fire station in Northlake so I reached out to a few people to get some answers so we would all be in the know. Before I get into the specifics of the new station, I want to thank Northlake Town Administrator Drew Corn, Argyle Fire Chief Mac Hohenburger, and one of our own NRE residents, Chris Amarante, who is a board member of our Denton County Emergency Services District (ESD) #1 for taking the time to respond to my questions.

The new station serving the Town of Northlake (and others) will be located in the extraterritorial jurisdiction (ETJ) of Northlake at the corner of Cleveland-Gibbs Rd and Old Justin Rd, however no address has been assigned to the station just yet. The address is typically assigned when electric service is connected. Most of you know this location as being in the Harvest community. The anticipated "groundbreaking" date is in March 2017 with an estimated "opening" day around October 2018. Bid requests for the station were issued approximately 2-

3 weeks ago and it's anticipated the total cost for the facility will be about \$4 million. This cost is paid for through existing ESD taxes and a contract with the City of Denton to provide coverage to our neighbors at Robson Ranch. No funds from the Town of Northlake are being used for this project.

When the station first opens, it will be equipped with one fire engine. Denton Medic 7, which is stationed at FM 2449 and I-35W, will provide ambulance service to Robson Ranch and all areas west of I-35W if requested. Obviously, current calls for service and the type of emergency occurring always dictate which units will respond to a specific location. As you may know, being part of an ESD, you may already have received service from one or more units from Argyle Fire, Justin Fire, or Roanoke Fire in the past. Our new station will be staffed with three (3) full-time firefighter paramedics with the possibility of volunteers supplementing, not replacing, the regular paid personnel. All of our 911 calls will continue to go through Denco 911 which is routed to the Denton County Sheriff's Office dispatch.

Please see *Fire Station* on page 4



## Upcoming Annual Dues

By Tim Wright

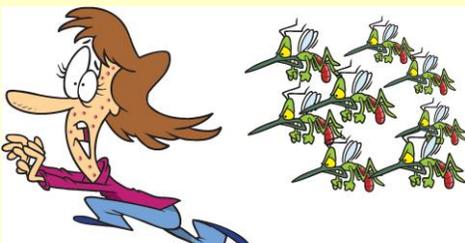
It's that time of year again when we have the unpleasant necessity of collecting dues. Dues are \$300 for the year, however if received before February 1, 2017, you can take advantage of a 10% discount and pay only \$270. Some homeowners have positive balances in their accounts. When CMG sends out the dues notification, these balances will be taken into consideration. Please pay the amount specified in the dues notification.

For your convenience, you may pay your HOA dues online at [https://www.paylease.com/index\\_out.php?pm\\_id=26153946](https://www.paylease.com/index_out.php?pm_id=26153946)

## Standing Water in Ditches

By Tim Wright

Fortunately we have finally reached the end of mosquito season. Standing water in ditches makes excellent breeding conditions for mosquitoes. Unfortunately, it seems our neighborhood doesn't drain that well after a storm. Running water isn't so much a problem as standing water is. If you have standing water in a ditch at your home, the best solution would be to correct the drainage. This can be very time consuming as well as expensive but it is still the best solution. If you are unable to correct your drainage, please at least treat any standing water to prevent mosquitoes. Mosquito dunks are available for free at Northlake Town Hall during mosquito season. Please take advantage of this offer.



## Loose Animals in the Neighborhood

By Tim Wright

I don't know of anyone in the neighborhood that would say they weren't animal lovers. However we often see pets roaming around Northridge Estates. While the Town of Northlake does not have a leash law, it does provide penalties for allowing animals "to go" on the property of others. Please be respectful of others and clean up after your pets.

## Speed Limit in Northridge Estates

By Tim Wright

The posted speed limit in Northridge Estates is 30 MPH. This is posted at the entrance from 407. While 30 MPH doesn't seem that fast, in a built up area such as ours it is. In fact, some of us would like to see the speed limit lowered. Whether or not that ever occurs, I would like to urge everyone to please slow down. 30 MPH is the speed limit, not a suggestion. I have seen numerous vehicles traveling at greater speeds. From the furthest home to 407 is just less than a mile. At 30 MPH it would take about 2 minutes to reach 407; at 20 MPH it would take about 3 minutes. One minute seems like a small price to pay for increased safety for pedestrians and animals. Let's all endeavor to think about others and slow down.

## Newsletter Ideas

Do you have a topic to address for the next newsletter?

Contact [timwriighthoa@gmail.com](mailto:timwriighthoa@gmail.com) with the subject "Newsletter Submittal".

Ensure you receive all HOA communications and keep up-to-date on what's happening in NRE and the Town of Northlake by providing your email address to Carter at CMG.

Thanks!

## Maintain or Remove North and West Fences

By Tim Wright

The perimeter fence along the North and West sides of Northridge Estates was originally required by an agreement between the developer and the Town of Northlake. As of March 10, 2016, that agreement was terminated by mutual consent of the Town and the developer.

This means that if you live on the North side of Stone Ridge Dr or on the West side of Valley Ridge Dr you now have flexibility concerning your fence. Since the fence was placed 10 feet inside your property line, you may now move the fence back to your property line, remove the fence entirely, replace it with a fence that matches other fencing you may have, or just maintain it as is. Please be aware that if you intend to keep the fence as is, it does need to be kept in good repair.



## Congratulations Yard of the Month Winners

September - Brenda Wells, Clover Ridge Dr

The Yard of the Month award will be suspended through the winter months and will return in the Spring.

*Fire Station* from page 2

Some of the other questions posed to me have concerned the Insurance Service Office (ISO) rating and whether the new station would reduce our homeowners insurance. I won't get too bogged down with the details in this newsletter but here's the quick answer. The ISO gives a rating of 1 to 10 with 1 being "the best". Locations in the Town of Northlake (generally) are either a "3", "8B", or unrated/"10". Proximity to water (specifically, a fire hydrant) and amount of elevated water storage (water pressure) affect the rating the most. NRE is already less than 5 miles from a fire station and within 1000' of a fire hydrant so we are rated a "3".

No, NRE won't see any change (at least for now) to our rate but the good news is that many of our fellow Northlake residents will possibly see a reduction. In fact, once the new station opens, 98% of the ESD will be located within five miles of a station and because of current development, several others will also find themselves within 1000' of a hydrant. Combined with the Town's current effort to find a suitable location for an elevated water storage tank in the far southern part of Northlake as well as in partnership with Harvest and Heritage Fields, emergency services related to the fire department are looking good.

My intention here was to give you a general overview of the fire station planned for 2017/2018 and how you will or will not be affected. The information provided is not intended to be comprehensive or absolute. Plans can always change but if you have additional questions or if I've muddied the water for you on this, please feel free to give me a call or drop an email to me, the Town staff, or the Denton County ESD for a clearer explanation. For NRE correspondence, I'm at [dfwmcba@yahoo.com](mailto:dfwmcba@yahoo.com) and for Town Council business or questions, I'm at [place2@town.northlake.tx.us](mailto:place2@town.northlake.tx.us).

Stay safe!

## Fact vs. Fiction - Who is Best Suited to Answer My NRE Questions?

By Mike McBride

Your HOA Board would like to take the opportunity to let you know that if you have any questions about anything that might have an impact on Northridge Estates, please don't hesitate to first reach out to those who are most likely to have the most accurate information available.

A study by the Pew Research Center found that a majority (62%) of adults get at least some of their news from social media and we can assume that an even higher percentage get their local information, especially as it applies to neighborhoods, through social networking too. While Facebook and other social sites can certainly have their place to share information and concerns of like-minded people (and even those who respectfully disagree), the information can often be wrong. Our guess is that wrong information is usually unintentional but occasionally, as we have seen from recent political discourse, there is quite a bit of misinformation that is done purposefully and maliciously to distract from the real topic and mislead people.

Within our NRE neighborhood, we have a considerable number of folks who serve you in a variety of ways. Some of the residents living in NRE are the Mayor of Northlake, a Northlake Town Council member, Economic Development Corporation members, Community Development Corporation members, Emergency Services District members, police and firefighters from neighboring communities, as well as knowledgeable and helpful members from the private sector (insurance, real estate, personal finance, etc.). In addition, you also have your HOA Board members as well as Town of Northlake staff that are more than willing to answer your neighborhood related questions or concerns or attempt to find the answer for you. So, as you can see, if you have a question about something happening in or around NRE, you have some easily accessible sources that can get you timely, accurate answers.

We bring this up as there was recently some great concern as a result of Facebook conversations and general gossip about a rumored new roadway in and around the north side of the neighborhood. While much discussion had been held during recent Town Council meetings concerning the Northlake Master Thoroughfare Plan and how certain areas would be affected by roads and potential roadways, misleading partial information and maps from those meetings were abused to scare and upset some of our residents into believing that a new road was on its way thereby creating traffic, pollution, noise, a drop in property value and enjoyment, a danger to our children and just general mayhem for our neighborhood and surrounding area. It was enough misinformation that some of our residents attended the November Town Council meeting to hear more. While it's always great to have resident interest and participation at Town meetings and events, it is disheartening to know that this particular response was piqued by a non-NRE resident stirring the pot within our NRE community for absolutely no discernible reason whatsoever.

We'll end with this. Please take full advantage of your elected officials from the Town or the HOA, your Northlake town staff, or one of the other helpful, knowledgeable people that can, more than likely, give you accurate answers when you have a question or concern. We are all happy to help!

