

Northcrest Homeowner's Association Meeting

The Northcrest Homeowner's Association held its monthly meeting March 24 2011.

Spring is here and the board would like to remind our homeowners who walk their dogs, to clean up after pets. Dogs must be controlled and on a leash. Animals are not allowed in the pool area. This is against not only the Association's rules but also City Code. Loose dogs can and will be reported to animal services for the neighborhood's protection.

The pool will be opening on April 15. The new code will be given out at the annual meeting or call John Tarlton's office to find out what the new code is. Please review the pool rules at the website. Children must have an adult with them at the pool. We recently spent a lot of money upgrading and repairing the pool. Please take care of it.

Please use your carports for your cars or use the designated parking areas. People are going to begin having visitors with Easter and vacations with the end of school approaching in May. These visitors need a place to park. Plus cars lining the streets make the street harder to navigate and generally detract from the aesthetic value of the neighborhood.

It has come to the attention of Board members that people need to clean up their carports. If you have items in your carport that are not normal outdoor items or you are using your carport for storage of building materials, buckets, furniture you should expect a violation letter. Please make sure your vehicles are also in working order and tags and inspection stickers are not expired.

Special note: it has come to the board's attention that the trash and recycle bins and bulk items are not being set out and taken back in on trash day. Bulk items and trash and recycle bins are not to be put out for pick up until Tuesday evening. They are to be brought in on Wednesday evening after pick up. They are becoming a road hazard. Also many trash bins are in bad shape and need to be replaced. Call Waste Management at 972-315-5400 to find out how to replace your bin.

The board is working on the planned major repairs from the budget items. One of the planned foundations is completed and another is finishing up. Also, we have completed one siding and another is in progress. 2 Siding projects remain and 7 foundations remain on the list. If funds become available, we will expand repairs to other projects. For complete details on this, we ask for all homeowners to attend the annual meeting this May 26, 2011 at 7:00 PM at the 1st Baptist Church.

At this annual meeting we will be voting for 3 open seats on the board. Paperwork will be arriving in the next month that will ask if you wish to run for the board. Also there will be proxy forms that if you aren't sure if you can make the meeting, give it to a board member or to a neighbor who is going to the meeting and will vote as you would. With the rule changes approved recently this most likely will be your only time to vote or have your chance to say why you want to run for the board (see the website www.northcresthoa.org)

Foundation repairs are expensive. Help keep those costs down by watering your foundations with soaker hoses. The temperatures are beginning to rise and the sprinkler system is not designed to water the foundations to the extent they need it. So please take the time to set up soaker hoses and use them. Homeowners with Tenants please have your tenants use soaker hoses as well. It will protect your investment and will help water the plants and shrubs at your home. The association does not need to be replacing shrubs every year.

The Board would like to remind everyone that all requests for repairs need to be turned into our Property Manager with Junction Property Management. His name is John Tarlton and the information is as follows: Junction Property Management P.O. Box 810552 Dallas, TX 75381-0552 john@junctionproperty.com 972-484-2060 972-406-9068 fax. It is in your best interest to make the request in writing to make the request easier to track its progress.

When repairs are completed please report to the property manager any unsatisfactory issues about the repair within 48 hours so we can get the vendor to take care of it before we pay the bill.

The board is asking homeowners who have tenants to please communicate repairs being done in the community to their tenants. Their cooperation may be needed to complete some of these repairs.

The next meeting of the Northcrest Homeowners Association will be April 28, 2010 at 7:00 p.m. at the 1st Baptist Church.