

Northcrest Homeowner's Association Meeting

The Northcrest Homeowner's Association held its monthly meeting March 25, 2010. Board members David McPhee, Emily Kozar and Laura Spain were in attendance along with Property Manager John Tarlton.

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. Complaints were raised about an owner walking their dog 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.

Please use your carports for your cars or use the designated parking areas. People are going to begin having visitors with Easter and vacations and the end of school approaching in May. These visitors need a place to park. Cars lining the streets make the street harder to navigate and generally detract from the aesthetic value of the neighborhood. The city pointed out a crackdown on street parking in the last water bill. Code enforcement already targets our neighborhood because of our location, let's not give them another reason to come through and issue citations. Speaking of carports, please remember to keep them cleaned-up.

The board is working on the planned major repairs from the budget items. One of the planned sidings has been completed. 1 more siding plus 3 foundations are budgeted. Overall there are 4 siding projects remaining and 7 foundations remaining on the list of future expenditures. 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 27, 2010 at 7:00 PM at the 1st Baptist Church.

At this annual meeting we will be voting for 2 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 last year 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 heavy amount of rain has actually helped the board save some money this year on the water bill. But the temperatures will begin 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.

The pool will be opening on April 15. The new code will be given out at the annual meeting or you can 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. Pool passes are to be worn. Damages to the pool are costly. We are getting bids for needed repairs on the pool sometime in the near future.

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; phone 972-484-2060; or 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 made 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. Tenants would benefit if the owners would forward a copy of the newsletters to them. They would be aware of the rules and restrictions of the neighborhood association.

The next meeting of the Northcrest Homeowners Association will be April 22, 2010 at 7:00 PM at the 1st Baptist Church.