

NORTHCREST HOMEOWNERS ASSOCIATION NEWSLETTER

September 2023

As we all are aware, the temperature has been over 100 degrees for over 40 days this summer. It has been a challenge to keep all areas watered without violating city water restrictions. Several residents have reported foundation problems which may be due to the heat and lack of rain. Listed below are suggestions to solve some of these problems:

- Soaker hoses need to be placed around your foundation. A timer can be attached to make watering more convenient.
- There are some areas in the landscape where sprinklers don't reach. Take on the responsibility to hand water around your home if needed. Yes, the HOA is responsible for the care outside the home but home owners need to share some of the responsibility.
- Foundation problems will be addressed after cooler weather begins and foundation watering has taken place.

For more foundation information, you may go to foundation repair video on the internet.

Shrubs that were planted before the heat arrived and have since died due to lack of water will be removed. No new planting will take place.

The HOA is responsible for maintaining fences in our community. This saves home owners a considerable amount of money. For easier maintenance and to meet board standards, decorative items cannot be displayed on the outside of the fence. Also, no shrubs or vines should be grown on the fence. Please remove any decorative items or shrubs that are hanging over the fences.

The board is aware that new residents are not always informed of board policy when homes are purchased. To review:

- Carports are not to be used as storage. Items located in carports need to be stored in another area of the home.
- Bulk trash is put out only on Tuesday evening and not before. Pick up is Wednesday morning.
- Trash and recycle are picked up on Wednesday. After pickup, garbage cans should be moved out of the alley to the area next to the fence.
- Our neighborhood is rather dark. Leaving a light or motion light on porch and in the carport makes our community safer.

The pool will be open until the first of October. A pool pass must be worn inside the pool. If you would like to rent the pool area, the charge is \$75. Contact John for a reservation

Our homes continue to increase in value thanks to the participation of home owners and the property management.

If you have questions or concerns, please contact John at Junction Property 972-482-2060 or a HOA board member. Board members are listed on the Northcrest HOA web site.

The HOA board wants to welcome Greg Spanko as a new member on the board.

Regards,

Northcrest HOA Board