

North Pointe Newsletter

March, 2006

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Issue 1

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Alternate

ANNUAL COMMUNITY YARD SALE

JUNE 3, 2006 [weather permitting]

A COMMUNITY MESSAGE

Walking Trail – We are currently accepting bids on putting a walking trail at the entrance to our Community. Plans are to have it located on the common ground in front of our entrance sign coming from Dickerson Road. We are discussing this with the Millersville Police Department and getting their suggestions and information regarding permits. In an effort to keep all activities other than walkers/runners off the trail, we will have this area posted with signs that we will not tolerate any other activities other than walkers/runners. [See information in this Issue on *Small Motorized Go Carts, ATV's, Scooters, etc.*] Hopefully we can include a few park benches, attractive and tasteful landscaping, and maybe a decorative fence and/or light or two. Any suggestions, comments, concerns you might have would be genuinely appreciated. Please put your written comments in the mailbox at the entrance to our Community.

END OF YEAR REPORTS

Please see the reverse side of this Newsletter for the End of Year 2005 financials. The first spreadsheet shows all the actual expenses of your Association for the years 2001 through 2005 (the years we have been self-managed). All expenses are documented and essential to our thriving and growing Community. At all times, your Board of Directors goes the extra mile to spend our money wisely and carefully, getting the most for our dollar.

The other spreadsheet on the reverse side of this Newsletter, shows you the Collection Activity by Percentage for the years 1999 through 2005. You will see that the percentages for each year creep up just a bit ... which reflects that at no time do we ignore past due and unpaid dues for previous years. Our goal is to collect as close to 100% of the dues for each year. Needless to say, if your dues for previous years have not yet been paid ... it is not ignored. For those of you who honor your obligations to your Association, we sincerely appreciate your commitment. You should know that no one is treated special and everyone is obligated to pay the same thing.

2006 ANNUAL DUES

For those of you who have been wondering where your notices are, your Secretary/Treasurer apologizes for the delay and sincerely appreciates those of you who have taken the time to remember. As you all can appreciate, the jobs of your Board Members are voluntary, and therefore sometimes our family matters tend to take priority. In this case, your Secretary/Treasurer is going to be a proud grandma again. However, the pregnancy is complicated by diabetes, so her daughter has been in the hospital learning how to make this pregnancy a smooth one. All's going great and now it's catch up time.

2006 Annual Dues are \$100.00 (up from previous year only a dollar). A late fee will be assessed if not paid timely. Unpaid dues for previous years must be taken care of immediately to avoid the necessity of a lien being placed against your property. Liens are currently being prepared for recording with the Sumner County Register of Deeds. A recorded lien against your property will jeopardize your title. Therefore, this should not be taken lightly. Each and every Homeowner MUST pay all annual dues. Once a lien is recorded, legal proceedings will begin for collection of the amount owed. If you have any questions, you should contact any Board Member.

UNPAID DUES

Article V, Section 2 of our Declaration states, "every Owner covenants and agrees, and each subsequent Owner of any such Lot, by acceptance of a deed therefore, shall be deemed to covenant and agree, to pay to the Association monthly or annual assessments ... in order to maintain, landscape, and beautify the Common Areas, to promote the health, safety, and welfare of the residents of the community, to pay taxes, if any, ... to procure and maintain insurance thereon ... and to provide such other services as are not readily available..."

IMMEDIATE CONCERNS

Parking. Parking is a continuing problem ... one that we can't do much about. Each and everyone of us has a driveway. Most driveways will accommodate two vehicles (one behind the other). If you have a double driveway, it might be able to accommodate four (4) vehicles. Also, if you have a garage, please consider using it for your vehicles. If you have more vehicles than your property will accommodate ... make other arrangements immediately. Out of respect for your neighbors, it is imperative that you each make an effort to avoid parking on the street if at all possible. The parking situation also affects the delivery of our mail ...

Mail Delivery. The U.S. Post Office has called to our attention the fact that our mailman is having a terrible time accessing our mailboxes because of the parking on the street. The Postmaster asked if we might consider going to a central mail collection center, such as at apartment complexes. At the time of our meeting with the Postmaster, that suggestion was not something we thought any Homeowners would go for. Therefore, at this time, if the mailman cannot easily access your mailbox, you will not receive your mail on the days there is a problem. It is in your personal best interest to do all possible to park in your driveways.

Garages. This is a request to every Homeowner – to CLOSE YOUR GARAGE DOORS when you are not using your garage. This request is made because (1) an open garage door is an invitation for potential predators, and (2) an open door is not an attractive site, especially if the garage is packed full! Please help us keep our neighborhood looking pleasant.

Small Motorized Go Carts, ATV's, Scooters, etc. Pursuant to Article III, Section 24, "No motorcycle, motorbike, motor scooter, or any other unlicensed motorized vehicle shall be permitted to be operated on or in the Common Areas." Please accept this information as notice, that it is not acceptable for any "motorized" vehicle to be driven on our streets, if that vehicle has not been properly licensed. [See Also "A Community Message"]

Storage of Automobiles, Boats [Jet Ski's], Trailers and Other Vehicles. Pursuant to Article III, Section 14 of our Declaration of Restrictive Covenants, please refrain from parking or storing any of the above, in public view in any fashion. All such property should be out of sight unless given permission in writing by your Board of Directors.

Pressure washing MUST be completed immediately by each Homeowner where the need exists. If it is needed and not done, the Association will take care of it and the Homeowner will be responsible for the cost. A lien will be placed on the property if it is not paid immediately to the Association. We have a couple of homeowners who would be happy to assist in the pressure washing for a very small cost. Otherwise, there are professionals you can call to take care of this for you. If you need more information, please put a written request in the mailbox at the entrance to our Community, and we will help get this accomplished for you. It's time for you to take pride in your home! Maintenance and upkeep is imperative at all times.

Trash Receptacles MUST be removed from the street after garbage pick-up days. They should not be visible from the street.

Yard Upkeep, is imperative. This means FRONT YARD AND BACK YARD. Back yards are visible by other neighbors and therefore MUST be maintained. If your back yard is not taken care of, you can be reported to the Health Department.

North Pointe Homeowners Association
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