

# North Pointe Newsletter

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President

Jim Bruce  
1012 Ridge Trail  
859-4224

Vice President

Todd Trelstad  
1018 Ridge Trail  
855-3694

Secretary/Treasurer

Jan Loman  
1007 Mansker  
851-2865

Board Member

Betsy Ward  
3005 Creekview  
859-8677

Board Member

Bill Evilcizer  
1013 Valley  
859-2119

Alternate

## ANNUAL COMMUNITY YARD SALE SATURDAY JUNE 3, 2006

[weather permitting]

### A COMMUNITY MESSAGE

Summer is *finally* here ... and our Community has literally weathered all the storms! Memorial Day and the Fourth of July are right around the corner, and lots of us will be looking forward to celebrations and vacations.

Our Community has grown so nicely in the past years. As always, what happens with growth is that sometimes we tend to forget the important things that help tie a community together, such as ours. Buying a home is one of the largest investments a family can make, even if the home itself isn't very large. Therefore, we want to make sure that we protect our investment. Homeowners associations have many purposes and advantages, one of which is to help ensure that the appearance of the community is maintained. Therefore, we'd like to take this opportunity to review some of the basics of our Homeowners Association in an effort to be sure that everyone is on the same page.

First of all, if you do not have a copy of our Bylaws and Declaration of Restrictive Covenants (known as our governing documents), please contact **Jan Loman** (851-2865) and she will get a copy to you. Or, if you have any questions regarding them, anyone on the Board will be happy to assist. These documents must be kept with your important papers. If at some future date you consider selling your home, these documents should be passed on to the new buyer. Otherwise, there may be a charge assessed to get another copy for the new buyer.

These governing documents were set in place when our Community was born, in early 1989. Believe it or not, we still have a few homeowners that have been here since the beginning!

The Board Members of our Association try to do all that is possible to continue the intentions provided in the governing documents and any new and/or necessary guidelines that were added to keep up with the times. The purpose of the governing documents is to use them as a guide to protect the value of our properties and to preserve the beauty of our Community. When we all purchased our homes, we immediately became obligated to follow the provisions set out in the governing documents and/or any other provisions enacted by the Board. Each and every Homeowner is treated equally and we are all obligated to follow the same provisions.

With that being said, we would like to take this opportunity to touch on some important issues in our Community that need to be addressed. We hope that bringing these matters to everyone's attention will result in the cooperation of everyone. Let's all work together to make our Community a beautiful and safer place to live.

**Property Maintenance.** This means front **AND** back yards! Since our homes are so close to one another, our back yards are as important as our front yards. Trash and/or property that is no longer in workable condition should never be **stored** in the back yard. When something has ceased to be of use, it is imperative that it be **timely** disposed of. Old appliances, mowers, furniture, etc. **must** be removed from your property immediately and not stored in front or back of your home.

If you are having a difficult time keeping your yard mowed and manicured - or if you plan to be away for over a week - please consider contacting **Ira Wade, Wade's Lawn Service** (509-3793), a long-time resident of our Community. He has a very affordable monthly program to meet your needs!

Property maintenance also means that we should repair any other parts of our homes that need repair. This means maybe repairing hand rails, repairing mailboxes, touch-up painting on anything that has seen better days, etc. The smallest repair can make such a difference in the beauty of your home!

**Garages.** All garage doors **must** be closed when not in use. (1) an open garage door is an invitation for robbery, and (2) an open door is not an attractive site, especially if the garage is packed full! Keeping the garage door closed will help us keep our neighborhood looking pleasant.

**Small Motorized Go Carts, ATV's, Scooters, etc.** Parents ... this is a particularly important request. Our streets in and around our Community are public streets, **not** private streets. Therefore, effective immediately we will no longer permit **any** go carts, ATV's, scooters or similar things to be driven in and around our Community. This also means they should **not** drive on the grass at our entrance. We have already told this to some of your children directly, but it is now your obligation to enforce this. If you have provided your children with any of these, you **must** find another location for them to be used. One time is all it would take for a child to be hit by a car or truck - and this is absolutely not a risk any of us are willing to take. Needless to say, bicycles should be used with the same cautions.

While we are calling attention to the use of our streets, we are asking that those of you who have portable basketball hoops understand that the street is not a playground. For now, our playground at the entrance to our Community has a basketball area for such a purpose.

The items discussed above are only some of the things outlined in our governing documents and/or decided upon by your Board of Directors. For more complete guidelines, please refer to the governing documents themselves. We should all be considerate of our neighbors and remember that how you treat your home, affects everyone's property values. Don't wait for "one of these days" or "someday" to pay attention to the little things. Let's all work together right now to polish up our Community!

### UNPAID DUES

For those of you who have not yet paid your dues - either for the current year or past years, please do so immediately. Payment plans can be arranged if needed. This must be taken care of as soon as possible. Call **Jan Loman** (851-2865) for further assistance.

**North Pointe Homeowners Association**  
**P.O. Box 193**  
**Goodlettsville, TN 37070-0193**