

North Pointe Newsletter

April, 2007

Volume 14

Issue 1

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

Bill Evilcizer
1013 Valley
859-2119

Board Member

Alternate

ANNUAL COMMUNITY YARD SALE

MAY 19, 2007 [weather permitting]

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TENNESSEE SALES TAX HOLIDAY

April 27-29, 2007, and

August 3-5, 2007

www.Tennessee.gov/revenue

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MILLERSVILLE ELECTION DAY

(Millersville City Hall)

May 1, 2007 (7:00 am – 7:00 pm)

Early Voting – April 23, 2007 (1:00 – 6:00 pm)

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2007 ANNUAL DUES

Each of you will soon be receiving your statement notifying you of the 2007 Annual Dues of \$100.00. You can also consider this Newsletter as notice of the dues. Any unpaid dues for previous years must be taken care of immediately to avoid the necessity of a lien being placed against your property. 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.

COMMUNITY MESSAGES

Improvements – The ugly telephone equipment boxes at the front of our Community have now been hidden by a beautiful new fence. We have no access inside that fence -- it is specifically property of AT&T (f/k/a BellSouth) and is on an easement owned by them. Their easement runs all across the front of our common ground, toward the Cimarron Trace housing subdivision. The agreement the Board made with the phone company, is that if they ever need to add more equipment on their easement, they will extend the fence to enclose any added equipment.

In addition, in an effort to address safety concerns at the entrance when the phone company trucks are here, we asked them to pave an area to keep the trucks off the street and out of the way of traffic. The new paved area is not for public use. It is exclusively for use by the phone company. Any unauthorized vehicle parked there will be towed at the owners' expense. The City of Millersville appreciated our attention to safety and therefore approved our plans. Your Board of Directors accomplished all this at NO COST to you, the Members of North Pointe Homeowners Association.

Playground – We are continually having problems with the use of our playground. We have placed a new sign at the playground with general rules that should be followed. Since the playground area is not “gated,” we are having a difficult time keeping all the equipment in working order, and keeping the property neat. People are leaving clothes, toys, personal belongings, food and containers, etc. We would like your thoughts as to (1) should we keep the playground? (2) should we enclose the whole area inside a fence and have some kind of key or code required to use the area? (3) should we replace the whole area with a gated picnic pavilion? or (4) any other ideas? Please let us know your thoughts in writing, with your name and address, and put it in the NPHOA mailbox at the entrance to our Community. Needless to say, your opinion counts very highly on this issue ... and by not saying anything, a decision will be made without your input.

Parking – You may have also noticed that there is a new “no parking” sign by the playground. You must always use your personal driveways and/or garages for your vehicles. If you have too many vehicles to park at your own residence, you must find some other alternative. Parking on the street in front of your own property should be used only at times when you already have vehicles in your driveway. There should never be a vehicle parked on the street when there is no vehicle in the driveway.

Parking on the Street – Interference with the delivery of the U.S. Mail by parking near or in the way of a neighbor's mailbox, will no longer be tolerated. Needless to say, this also applies to parking and interfering with our weekly garbage pickup.

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 are 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 disposed of in a timely manner. 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.

Financial Problems? – There are many opportunities available to you. Remember that if you file for protection under the Bankruptcy laws, you must include North Pointe Homeowners Association in your list of companies to notify. However, before making that decision, please contact **Jan Loman**. She might have information that could be very helpful to you. All conversations will be held in strict confidence.

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!

LOVE YOUR NEIGHBOR & YOUR NEIGHBORHOOD

Your Rights as a Neighbor - Any problem you face might be addressed in our own governing documents – our Bylaws and Declaration of Restrictive Covenants. Check these governing documents to see whether there is a rule against any activity in question. Your Homeowners Association can be a powerful ally. After all, if something is bothering you, it might be equally troublesome to other residents of our Community. One of the benefits of having a Homeowners Association is that the Board will investigate any problem and take any action necessary to resolve it -- or give you direction as to what can be done. Resolution of any problem involves weighing the situation as to social value of the activity.

The fact that we are a self-managed Community – that is, we do not have a property management company looking over us – gives each of us, as homeowners and Members of our Association, a voice as to anything that affects our Community. The Board Members, also being homeowners in our Community, depend on the strength of everyone to see that all is going smoothly. Therefore, the Board counts on your contributions -- if you see something that needs attention ... let us know.

FYI

This is a reminder ... BEFORE hiring anyone to do some work for you ... check the company/individual out as carefully as you can. It is best to get recommendations from neighbors and/or friends. You can also check with the Better Business Bureau (www.bbb.org).

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The following ads and/or information come from either companies and/or services provided by North Pointe residents. If you have a service that you would like your neighbors to know about, please let us know by putting your information in the NPHOA mailbox at the entrance to our Community. Let's all support our neighbors!

"The Look" by Desiree

Hair & Make-Up Artistry -Free Consultations
Weddings, Television, Photography, All Special Occasions
Licensed Cosmetologist

Desiree Vargas
855-1248 or 474-7129
www.thelookbydesiree.com

► PAKMAIL ◀

International and Domestic Shipping
Custom Packing & Crating
Mailbox Rental, Packaging Supplies
1483 Nashville Pike, Suite 304
Gallatin, TN

Richard Goulet, Owner
Phone - 230-9885 - Fax - 230-9886
www.pakmail.com - us775@pakmail.org

M.C.A. & ASSOCIATES

Life Insurance – Health Problems Okay
Tax Deferred Annuities, Insurance & Financial Services
Michael C. Augustine
Phone - 859-3147, or
Mobile - 429-7662

WWW.MYFAVORITE MOUSE.COM

Specializing in *Disney Destinations*
travel@ltadpodcast.com
Jana Smith, Travel Agent
Phone - 870-4628

B & B SIGNS & DESIGN, LLC

For any Purpose or Place!
1034 Stearman Drive, Whitehouse, TN
Jim Bruce – jim@bbsigns.net
672-7446

CLASSIC HANDYMAN

Carpentry • Electrical • Painting
Plumbing • General Repairs
John VanMater – 478-7100

GRIMEFIGHTERS CLEANING SERVICE

Residential ♦ Commercial ♦ New Construction
Insured
Nila or Tina at
948-2921 or 859-4224

KEN BINKLEY SIGNS

Truck Lettering ♦ Banners ♦ Digital Prints
Amanda or Colin Thomas
Nashville – 254-8711, or
Goodlettsville – 859-1177
www.kenbinkleysigns.com

WADE'S LAWN SERVICE

3128 Creekview Trail
Goodlettsville, TN 37072
Ira Wade – 509-3793

If you have anything you would like the Board to address, or if you need further information, please let us know **in writing** (we need your name, address and contact information so we can properly respond). You should put your thoughts in the NPHOA mailbox at the entrance to our Community.

North Pointe Homeowners Association
P.O. Box 193
Goodlettsville, TN 37070-0193-
northpointehoa@comcast.net

NORTH POINTE HOMEOWNERS ASSOCIATION

OBLIGATIONS OF HOMEOWNERS AS TO ACTIVITIES, MAINTENANCE AND UPKEEP OF PROPERTIES PURSUANT TO OUR BYLAWS AND DECLARATION OF RESTRICTIVE COVENANTS

In compliance with the Bylaws and Declaration of Restrictive Covenants for North Pointe Homeowners Association, each Homeowner should make sure that their home is kept in good condition. Some of the things that we should all pay attention to are as follows:

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| <input type="checkbox"/> MOLD on outside vinyl <u>must</u> be removed |
| <input type="checkbox"/> VINYL SIDING must be in good repair |
| <input type="checkbox"/> PAINT on doors, shutters, vents, trim and garage doors should be kept neat and in compliance with approved colors |
| <input type="checkbox"/> GARBAGE RECEPTACLES should <u>not</u> stay in the front yard after weekly garbage pickup |
| <input type="checkbox"/> MAILBOX/POST should be painted and not broken and/or in disrepair |
| <input type="checkbox"/> TRASH and/or stored items must be removed |
| <input type="checkbox"/> YARD MAINTENANCE must be continual |
| <input type="checkbox"/> GENERAL APPEARANCE of exterior of home and property must be maintained in good condition at all times (Article III, Section 20) |
| <input type="checkbox"/> FENCES must be maintained in good condition |
| <input type="checkbox"/> FENCE (new) installation <u>must</u> have approval of Board <u>before</u> construction |
| <input type="checkbox"/> BOATS, TRAILERS, INOPERATIVE AUTOMOBILES, are <u>not</u> permitted to be parked or stored in public view (Article III, Section 14) |
| <input type="checkbox"/> PETS (including cats) must <u>never</u> be roaming the neighborhood without a leash (pursuant to the Leash Law) |
| <input type="checkbox"/> UNLICENSED MOTOR VEHICLES (motor bikes, scooters, ATV, etc.) are <u>not</u> permitted to be operated in Common Areas or neighborhood public streets (Article III, Section 24) |
| <input type="checkbox"/> MOTOR VEHICLE repair, assembly and/or disassembly is not permitted on any Lot (Article III, Section 25) |
| <input type="checkbox"/> SHOOTING OF FIREWORKS is not permitted on any Lot (Article III, Section 25) |

Your prompt attention to any of the above matters will help us reach and maintain our goal to provide a clean, beautiful and pleasant community.