

North Pointe News

SUMMER 2010

Vol. 17, Issue 2



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

Board Members:

President:
Shelia Perry
3108 Creekview Lane
851-0326

Vice-President:
Bill Evlcizer
1013 Valley Drive
859-2119

Secretary/Treasurer:
Jan Loman
1007 Mansker Drive
851-2865

Board Members:
Jim Bruce
1012 Ridge Trail
948-2367

Open Position

President's Message

Shelia Perry

The first step towards change is awareness. The second step is acceptance.

— N. Braden

I struggled trying to figure out how to express my frustration and exhaustion when I walk or drive around our subdivision. Trash, newspapers weeks old, grass overgrown, mailboxes in disrepair, green mold on vinyl siding, cars with flat tires and in disrepair, porches, doors and shutters needing a fresh coat of paint, properties that have never planted grass or attempted to fill in the bare spots in the yard, continued parking in the yard, basketball goals broken, large trash items left at the curb, huge home repairs never getting done and properties that look uninhabitable, and the list goes on.

The rules and regulations set in place many years ago addresses these basic issues and what is required of a homeowner. Basic maintenance and repair seems to have been forgotten by many homeowners and the homeowners who are maintaining their properties find it disheartening to have so many appear not to care. Some have asked why does the Board have to send a letter to a homeowner about cutting and edging your grass? Some have told me that they don't need me to tell them what needs to be done on their property.

We do it because we care about our neighborhood. We do it because we do have a homeowners association and we are trying our best to abide by the rules for the sake of the entire neighborhood. We didn't purchase our homes and move into this neighborhood for it to look like a run down community. There are some of us that do take PRIDE in our homes and community. It's our responsibility as a Board to make sure the rules are followed ... that includes each Board Member as well.

On a positive note, association dues are slowly coming in. I want to thank all of the Homeowners who have paid their annual dues. Some of you have voiced frustration about paying your dues and others are years past due. CHANGE is coming, SOON! For those of you wondering what your annual dues are used for, please see the section on the financial report.

ANNUAL ASSOCIATION DUES

Association dues are now past due.

If you need to make payment arrangements, please call Jan Loman.

Our Community is a Planned Unit Development (PUD) and therefore everyone has an obligation to NPHOA and your Lender to pay all dues. Pursuant to your PUD Rider signed by each of you at closing:

"If Borrower does not pay PUD dues and assessments when due, the Lender may pay them. Any amounts disbursed by Lender under this paragraph C (PUD Rider) shall become additional debt of Borrower secured by the Security Instrument." "... these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment."

We will be contacting your Lender (Mortgage Company)
If you do not make payment arrangements immediately with NPHOA.

Neighborhood Watch

We are in the process of organizing the North Pointe Neighborhood Watch Program. Our first planning meeting is:

September 19, 2010, 5 PM

3108 Creekview Lane



If you are interested in helping us plan, please call and let us know you will be attending the meeting.

Shelia Perry

851-0326



1. Please use your driveway as a first option for parking.
2. Please do not park vehicles on your lawn.

Can you read your house number from the street?

If you can't, then emergency responders probably can't either. Take time to help them help you when it counts. Make sure your house number is clearly visible during daylight and evening hours.

"Love thy
neighbor as
thyself"

Matthew

19:19

Please remember that Sumner County has a leash law. All cats and dogs must be on a leash when walking the neighborhood. We recently found out that you can be fined if your animal is running loose and caught by Sumner County Animal Control (452-2400). If you have a persistent problem with a neighbor's animal, you can sign an affidavit to have that pet's owner appear in court to resolve the issue.

*Be polite and scoop if your animal
poops in a neighbor's yard.*



Happy Holidays!

Christmas decorating contest 2010

North Pointe will have it's first Christmas decorating contest

First Place Prize \$75 gift card

Second Place Prize \$50 gift card

We need a few volunteers as judges

If you would like to be on a Christmas decorating committee, give me a call

Shelia (851-0326)

Financial Report:

ACTUAL EXPENSES AT END OF YEAR

	2008	2009
Property Taxes (2 parcels 2008, 3 parcels 2009)	573.10	1,120.33
Insurance (Professional)	2,348.00	2,674.00
Lawn Maintenance (Mowing)	6,970.00	7,120.00
Office (P.O. Box, Postage, Copies, etc.)	200.16	262.16
Fence Repairs	6,275.49	-0-
General Repairs	-0-	31.45
Maintenance & Improvements (Signs, Electrical, Trees, Landscaping, etc.)	3,608.41	3,598.66
Utilities (Electric, Water)	785.26	709.25
Legal & Prof. (Tax Prep., State Filings, Lien Recording, etc.)	20.00	90.00
Charity (Help Center, etc.)	108.01	100.00
Social (Picnic, Neighborhood activities, etc.)	-0-	178.54
Bank Charges (Check Printing)	(59.50)	-0-
TOTAL EXPENSES	<u>20,828.93</u>	<u>15,884.39</u>

ESTATE PLANNING

Something EVERYONE must have, is a PLAN. You might think you don't need it now ... but this is something that is so very important.

What is Estate Planning? Simply put, estate planning is a process of management for your own benefit and for the benefit of your families. Estate Planning, at the least, involves any or all of the following:

1. Preparation of a Will (and perhaps a trust)
2. Preparation of a Living Will
3. Preparation of Powers of Attorney (financial and health care matters)
4. Life Insurance / employee benefit planning
5. Income tax planning
6. Estate and gift tax planning

If you do not already have a Will, Living Will, and Power of Attorney – whether in simplified form or specific form ... we can help direct you to someone that can do this for you. Please call Jan Loman if you are interested.

Important Numbers

City of Millersville	859-0880
Millersville Police	859-2758
City of Goodlettsville	859-3405
White House Utility District	672-4110
NES (for repairing telephone poles)	736-6900
Bullet Towing: Mike Donahoe	859-1885
Animal Control	452-2400

Maintenance/Repairs

Air Cond./heating/electrical: John Davidson Co.	294-3227
Air Conditioning/heating: Roger Denton	672-3335
All Purpose: Mark Searcy	481-1054 (fences, painting, flooring, repairs, etc.)
All Purpose: John VanMater	478-7100 (plumbing, painting, etc.)
Electrician: Nick Jones	420-6898 (Lives in NP)
Exterminator: All Things Exterminators	364-8710
Hot Tub: Carl Griggs	207-6221 (c)
Landscaping: Seasons Change (Amee Hooper)	859-4017 (o); 948-4017 (c)
Lawn Care: Wade's Lawn Care (Ira Wade)	509-3793 (Lives in NP)
Mortgages: Prime Lending (Brad Denton)	826-4470 (o); 400-4024 (c)
Painter: Ronnie Flatt	851-9886
Plumber: Jerry Hurst	568-7523
Pressure Washing: Mike Watson	506-5882 (siding, decks, fencing, concrete)
Roofer: Darren Warren (Quality RRC)	967-8181
Tree Trim: Ben Bounds, Busy Beaver	822-4229
Windows: Factory Direct Windows	230-8030

Things to Remember

**Take pride in
your property
and your
neighborhood**

- ⇒ State law prohibits ATV's on city streets, this includes North Pointe
- ⇒ Boats, trailers and campers cannot be stored outside of your home
- ⇒ Beware of children riding bicycles and playing in the neighborhood
- ⇒ Remove your trash can from the front of your home after trash pick-up
- ⇒ Watch out for your neighbor's home while they are on vacation
- ⇒ Roof damage as a result of wind storms may be covered by your insurance company. Call Darren from Quality RRC # listed above, he can help
- ⇒ KEEP YOUR ANIMAL ON A LEASH