

# North Pointe Newsletter

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[www.northpointehoa.com](http://www.northpointehoa.com)

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## President

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## Board Member

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## Board Member

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1013 Valley  
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## Alternate

*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..."*

## PROPOSAL FOR PLAYGROUND AREA

To date, many Homeowners have expressed their desire to have a Pavilion built. It would be built in the current location of the basketball court. Some of the benefits to our Community would be (1) Providing a centralized place for family gatherings; (2) In bad weather, children riding the school bus will be able to stand under shelter while waiting on the bus; (3) Property values will possibly increase; and (4) A pavilion will be an asset to our Community and will entice new homeowners to buy in our neighborhood.

Please let us know your comments immediately, for and against, by placing them in the mailbox at the entrance to our Community. Currently, however, we will be taking down the basketball hoop. All responses will be reviewed by the Board and possibly discussed at the Annual Meeting. If all goes well, we would all be able to celebrate there with a Community Picnic!

## IMMEDIATE CONCERNS

**Wandering dogs and cats** will not be tolerated. Pursuant to TCA Section 44-9-108, it is unlawful for any person knowingly to permit any dog owned by him or under his control to run at large. Pursuant to TCA Section 68-8-109, any dog found running at large can be picked up by any Animal Control Officer. If the dog is wearing a tag, the owner will be notified. If the dog is not wearing a tag, the dog shall be destroyed unless legally claimed by the owner in 2 days. No dog shall be released from the pound unless and until it has been vaccinated and a tag placed on the collar. Pursuant to TCA Section 68-8-104, all dogs over 3 months old must have a rabies vaccination annually and must wear a rabies tag. Each Homeowner is welcome to call Sumner County Animal Control (452-5400) if you want roaming pets to be picked up.

**Barking Dogs.** Cruelty to animals is against the law in Tennessee. You can help by reporting cruelty immediately. Pursuant to TCA Section 39-14-202, the following are reasons a dog barks; fear, anxiety, boredom, need for attention, hunger (food and water), abandonment, etc. If you have problems with this, either day or night, call Sumner County Animal Control (452-5400) for them to investigate. They may be able to cite and fine the Homeowner. When the problem ends up costing the owners, the barking might possibly cease.

**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. Call **Kerry Love, 310-5677**, for an estimate for pressure washing, driveway or deck sealing.

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

**Automobiles in Disrepair** MUST be removed from the street. No automobile in disrepair can be stored in public view. Needless to say, all automobiles must be properly and timely licensed and registered.

**Storage of Boats, Trailers, Trucks** in public view is not acceptable. Use your garage or use storage off-site and not in this Community.

**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.

## *ANNUAL NPHOA MEETING TO BE ANNOUNCED*

## *ANNUAL COMMUNITY YARD SALE JUNE 4, 2005*

## A COMMUNITY MESSAGE

There have recently been reports of break-ins in our immediate area. Therefore, the Millersville Police Department has stepped up their surveillance.

- ▶ **DO NOT OPEN YOUR DOOR TO ANYONE YOU DO NOT KNOW.**
- ▶ **KEEP YOUR WINDOWS AND DOORS LOCKED.**
- ▶ **DO NOT GO OVER THE SPEED LIMIT.**
- ▶ **REPORT ANYTHING SUSPICIOUS TO THE POLICE DEPARTMENT**

## LAWN CARE CONTRACT

The mowing contract of our common area has been awarded to **Wade's Lawn Care**. **Ira Wade** has been a long-time resident of our Community. He has always done a beautiful and professional job for us. **Wade's Lawn Care** is also available for residential lawn care, so call him at 509-3793 if you are interested in an estimate.

The landscaping contract for the entrance to our Community, to include spring and fall flowers, mulching, weeding and general beautification, is currently under review. We intend to make our entrance impressive and inviting – with the end result to last from year to year, instead of being redone each year. Therefore, the cost for future years should be for general upkeep.

## 2005 ANNUAL DUES

2005 Annual Dues are \$99.00. A \$10.00 late fee has been assessed if you have not made your payment yet. 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.** 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*