

North Pointe Newsletter

February, 2005

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Volume 12

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

Betsy Ward
3005 Creekview
859-8677

Board Member

Bill Evilcizer
1013 Valley Drive
859-2119

Alternate

Article V, Section 3 continues ... ***"In order to secure payment of assessments, ... there shall arise a continuing lien and charge against each Lot, the amount of which shall include interest at the maximum effective rate allowed by law, costs, and reasonable attorney's fees to the extent permissible by law."***

Therefore, if you have any unpaid dues, a lien will be recorded against your property, which will complicate any refinancing or sale of your property. If this relates to you, please consider this as a very important matter that must be resolved immediately.

A COMMUNITY MESSAGE

As you may have noticed from above, we have an open position on the Board. **Tish Spalding**, former President, has moved and she is sincerely missed by all of us! She and her new husband didn't really want to move, but they needed a larger home. If you would like to volunteer some time for YOUR COMMUNITY as a member of the Board, please let us know.

LAWN CARE CONTRACT

It is that time again, to request bids for the coming year lawn care and landscaping contract. This year we would like to treat the work as two separate and independent contracts –

(1) **Lawn Care**, to include only mowing, edging, general lawn (common ground) upkeep, and

(2) **Landscaping**, to include spring and fall flowers, mulching, weeding and general beautification.

Please submit your bid for either of the two contracts, or both contracts, to the Board **as soon as possible**. (Please refer to Article III, Section 20 of our Declaration.)

2005 ANNUAL DUES

Pursuant to Article V of our Declaration of Restrictive Covenants, 2005 Annual Dues is \$99.00. Any unpaid dues for previous years must be taken care of immediately to avoid the necessity of a lien being placed against your property.

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 therefor, 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..."***

COMMUNITY REMINDERS

1. **PARKING** – Pursuant to the City of Millersville Codes Administrator, (a) commercial vehicles that are 18,000 lbs or 22 ft in length should **NOT** be parked on the street; (b) cars parked on the street **MUST** be parked within 12 inches of the curb; (c) cars must be parked facing the direction of traffic flow; (d) cars cannot be parked on the street within 15 feet of an intersecting street; (e) **never** work on your vehicle in the street, unless it is broken down (at which time you should make other arrangements.) If anyone is in violation of any of the above, the Millersville Police Department should be notified.
2. **UNLICENSED VEHICLES** - Any unlicensed vehicle (electric scooters, ATV's, mini-motors, 2-wheeled vehicles, etc.) should **not** be operated on any streets in our Community. Our streets are public, and not to be used for personal pleasure.
3. **STORAGE OF AUTOMOBILES, BOATS, TRAILERS AND OTHER VEHICLES**. "No trailers, boat trailers, travel trailers inoperative automobiles or campers shall be semi-permanently or permanently parked or stored in the public street right-of-way or forward of the front building line. Storage of such items and vehicles must be screened from public view, either within the garage or behind a fence which screens such vehicle from public view unless otherwise approved in writing ... No tractor trailers, buses, or other large commercial vehicles shall be parked on driveways or in streets within the Properties for periods of time exceeding twelve (12) hours or for more than twenty-four (24) hours in any calendar week." (Article III, Section 14 of our Declaration.) **THIS SECTION WILL BE ENFORCED IMMEDIATELY.**
4. **BARKING DOGS** – Violation of the Noise Ordinance – The City of Millersville has a Noise Ordinance that deals with such things as **Barking Dogs**. The police can go out on a call at any time of the day or night, but cannot write citations on any activity until after 10:00 p.m.
5. **LEASH LAW** - This is a friendly reminder – that we are bound by the Leash Law. That means, your pets **must not run free!** Anyone who violates this is taking the chance that one of your neighbors might call Animal Control in Gallatin to have your pet picked up. If you consider your pet (dog, cat, etc.) to be part of your "family", then you must understand that you are taking unnecessary risks that may result in the loss of someone you love. *Don't test this!*

Any animal that is picked up while not wearing an identification tag, is taken to Sumner County Animal Control.

Feel free to contact them at: (615) 452-2400

- If the animal is wearing an identification tag, the animal will be cared for until the owner can be notified.
 - In addition, it is unlawful for any person to permit any dog, owned by him or in his control, to run at large within the city limits.
 - A dog is considered at large when it is free, unrestrained and not under the control of its master, to come and go at will.
 - According to the Tennessee Code Annotated "Tennessee Anti-Rabies Law", rabies vaccination and registration is not only required but the animal must wear a tag evidencing the vaccination and registration.
6. **DOG WASTE** – Out of respect for your neighbors, please understand that we are a family community. We all spend time outside in our yards and at the Playground. The one thing that must be addressed is the fact that **you are responsible for the clean-up of any waste left by your dog.** If this is not done, it could become a health hazard. Effective immediately, each of us should do all possible to get rid of any waste left by our pets.
7. **GARBAGE CONTAINERS** –The City of Millersville has a “5 foot rule” on garbage pickup day. They require a distance of 5 feet from the garbage container and any object, including cars, mailboxes, other containers, etc. Any violation of this rule may result in your garbage not being picked up. The City of Millersville also has a recycling drop off center located at City Hall for residents to use. It is intended for mixed use so residents can get rid of plastic containers, cardboard boxes, metal cans, wood or other articles that need to be thrown away.
8. **UNDRIVABLE AUTOS** – With respect to any autos that are in disrepair, they should **NOT** be parked on the street. **It is imperative that all such autos be moved immediately.** Flat tires should be fixed in a timely fashion. Any autos that cannot be driven for any reason should be removed from public view. We should all respect the beauty of our Community by taking care of our personal property. (Please refer to Article III, Section 14 of our Declaration.)
9. **OUTSIDE PAINTING AND RENOVATING** – Please remember that if you are considering any renovations to the outside of your home (including painting), this must be approved prior to the work being done, by submitting an Architectural Request. We are bound by strict guidelines in our governing documents. (Please refer to Article III, Section 2 of our Declaration.)
10. **PROPERTY MAINTENANCE** – Effective immediately, all aspects of maintaining your property **MUST** be followed (especially mold on exterior of homes), pursuant to Article III, Section 20 of our Declaration. *“In the event of default, ... the Association may ... enter upon said Lot, repair, maintain and restore the same, ... or do any other thing necessary to secure compliance ... and to place said Lot in a neat, attractive, healthful and sanitary condition. ... All costs incurred in any such repair ... shall be charged against the Owner of such Lot as the personal obligation of such Owner and as a lien upon the Lot, enforceable and collectible in the same manner and to the same extent as a maintenance assessment. Any Occupant of such Lot shall be jointly and severally liable with the Owner for the payment of such costs.”*

The weather will be perfect very shortly for addressing any maintenance needs. Therefore, in an effort to beautify our Community ... the Board of Directors will be paying particular attention to these matters and will proceed accordingly if necessary.

Please understand that it is not possible to print everything that is in our governing documents in our Newsletters. These are just a few reminders that we are trying to call to your attention. Therefore, you are all encouraged to read our Bylaws and Declaration of Restrictive Covenants. If you need a copy or if you have any questions, please feel free to contact anyone on the Board, or put your thoughts to paper and in the mailbox at the entrance to our community (with your name and phone number so we can respond).

HELPING HANDS

If you have a particular skill or interest, and would like to be of assistance to neighbors in your own Community, please let us know by putting your name, address and phone number in the mailbox at the entrance to our Community. The following is a list of suggested needs:

SKILL	CONTACT INFORMATION
Auto Repair	
Painting	
Fence Repair	
Electrical Repair	
Heating and Air Repair	
Plumbing Repair	
Pressure Washing	
Yard Work	
Home Cleaning	
Health Related	
Babysitting	
Personal Needs	
Other	

We would like to publish a list to include the above information for use by all residents. Please include the cost for your service.

If you have anything you would like us 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 mailbox at the entrance to our Community.

Welcome Our Newest Homeowners!

Steven Drews – 2019 Mansker
Kimberley Persons – 1014 Valley
Vikki Mayfield – 1015 Valley
Gary Lemmons – 2007 Valley
Catherine Stoner – 2008 Valley
Heather Coleman – 2018 Valley
Donald & Diane Haynes – 3002 Creekview
Kevin Jackson, Sr. – 2010 Lassiter
Christopher Lang – 2014 Lassiter

[Disclaimer: If we have not officially welcomed you, the omission was inadvertent. Please call Jan Loman (851-2865) if we missed you or if you have any questions.]

***North Pointe Homeowners Association
P.O. Box 193
Goodlettsville TN 37070-0193
www.northpointehoa.com***