

North Pointe News

NORTH POINTE REBUILD

NPHOA
P.O. Box 193
Goodlettsville, TN
37070-0193
northpointehoa@comcast.net

Board Members:

President:
Open Position

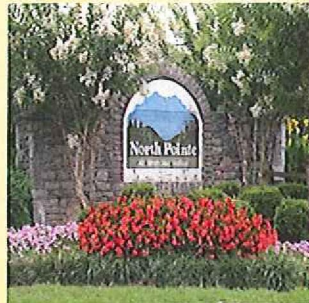
Vice-President:
Open Position

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

Board Members:
Jim Bruce
1012 Ridge Trail
948-2367

Open Position

Open Position



The purpose of this newsletter, is to provide updates to everyone in our community, about information regarding our community.

As you can see from the list of Board Members to the left of this page, our Board has seen some changes. Our Pres., Shelia Perry, unfortunately had to step down, as she has moved. Our VP, Bill Evicizer, passed away on 09/18/2010 at the age of 67 as a result of failing health after the passing of his wife, Debbie on 01/25/2010 at the age of 58. Debbie passed away after a traffic accident on I-65-South at Long Hollow. This is so very hard for us to write about, as Bill and Debbie

had lived in our community since June of 1989, and have been very long time friends of everyone.

So, as you can see, that leaves Jan Loman and Jim Bruce to hold down the fort.

North Pointe Homeowners Association (NPHOA) is presently self-managed, which means that the volunteering homeowners on the Board do their best to take care of everything relating to our own backyard, based upon our recorded Declaration of Restrictive Covenants (Governing Documents) which were written and put into place when our community was born.

Our Board of Directors should have five (5) members, and any two (2) or more offices may be held by the same person, except the offices of President and Secretary shall not be held by the same person. One very important requirement, in order to be on the Board, is that you must be in good standing—which means your dues must be paid current.

Currently we do not have a corporate property management company working for us—which also means that we are saving ourselves lots of money. Even if we did have a property management company working for us, we still must have a Board of Directors.

In order for us to continue, we need to rebuild our Board of Directors. So, if you'd like to see a difference made in your community, you need to step up to the plate and show an interest by letting us know if you'd like to join the Board. Each of us has a particular skill that would compliment the needs of our community. It's time to put those skills to work for our own benefit.

Descriptions of the duties of the Board are reprinted in this Newsletter. Please contact either Jan Loman or Jim Bruce if you'd like to consider joining the Board. Once we have a group together, we will schedule a meeting to go over everything.

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GREAT FINDS TO SHARE

Habitat for Humanity — They have lots and lots of excellent buys—household goods, furniture, draperies, appliances, building materials, cabinets, paint, lighting, etc. You can probably find anything you need here first, before buying brand spanking new. Habitat for Humanity has several locations—Davidson County (1001 8th Ave. South and 908 Division Street); Sumner County (Restore)(241 W. Eastland Street, Gallatin); and Williamson County (Restore at Cool Springs area). So, if you're looking to do something to your

home, but spend very little money, you'll be pleasantly surprised! Of course, you can also donate to Habitat for Humanity, and your donations are tax deductible!

HELPFUL WEBSITES

- * www.walletpop.com—daily savings opportunities, including shopping, finance, health, insurance, retirement, investing and much, much more!
- * www.debtproofliving.com (Everyday Cheapskate) - you're bound to learn some-

thing if you sign up to receive emails from this website!

- * www.faithfulprovisions.com — local money saving opportunities!

And, by all means, remember:

- * www.cityofmillersville.com
- * www.cityofgoodlettsville.com

If you need to find something else, ask around because there's probably the perfect website to find what you need!

VALUE YOUR PROPERTY

In compliance with our Governing Documents, each homeowner must make sure that their home is kept in good condition. If you can say "Yes" to any of the following, you are considered to be in violation of the terms you agreed to when you bought your home. Therefore, you are expected to remedy the situation:

- Is there MOLD on the exterior of your home?
- Do any of your doors, shutters, vents, trim, garage doors, mailbox, etc., need to be PAINTED?
- Is your MAILBOX and/or MAILBOX POST in disrepair?
- Does any part of your FENCE need repair?

- Do you have TRASH and/or ITEMS STORED in your yard or in public view?
- Is your BACK YARD overgrown or a mess?
- Do you have anything stored in your FRONT YARD that needs to be elsewhere?



ADDITIONAL REMINDERS

- After each weekly garbage pickup, your garbage can must be removed from the front of your home, to a place that is not in public view.
- Boats, trailers, inoperative vehicles, recreational vehicles, etc., are not permitted to be parked or stored in public view.
- No window air conditioning unit is permitted to be seen from the street.
- All playground equipment and/or toys, exercise equipment, must be placed to the rear of each lot.

- Unlicensed motor vehicles of any kind are not permitted to be operated on our streets.
- Pets are in violation of the City's Leash Law if they are roaming the neighborhood by themselves without a leash.

IF YOU DON'T KNOW WHO TO CALL TO HELP YOU FIX SOMETHING —
CALL JAN LOMAN
AND SHE WILL GIVE YOU THE NAME AND NUMBER OF SOMEONE YOU CAN TRUST WHO CAN DO THE JOB!

NEIGHBORHOOD SOLICITORS

*"We make a living
by what we get,
but we make a life
by what we give."
Winston Churchill*

One thing we all experience in this community, is that solicitors continue to go door to door trying to get your business — in spite of the fact that we have a sign specifically posted out front. Here's what you should do:

1. First of all — don't open your door and talk with someone you don't know.
2. If you do talk with them, ask to see their PERMIT. Legal solicitation requires a PERMIT from the City of Millersville.

3. Even if they do have a PERMIT, our neighborhood has the sign out front that says we do not allow solicitation.
4. If you are able to find out the name and phone number of the company they are soliciting for, you should contact their office and demand they tell their employees to leave our premises. If they don't leave, you should call the

Millersville Police Department.

5. Notify one of our Board Members and let us know what the name of the company is so that we can do some follow-up to try to stop future solicitation.

HOLIDAY ALERT

In these trying times, the Holidays tend to bring increased numbers of fraudulent activities, scams, shoplifting, home and/or auto invasions, theft, etc. Crimes are not always done by someone that looks like a criminal — it can be anyone. So, let's all pay attention ...

- ◆ Lock your car doors at all times.
- ◆ Lock your home doors.
- ◆ Don't open your door to sales people you don't know.
- ◆ Keep an eye out for your neighbor's home if they are away.
- ◆ When out shopping, keep your purses and wallets close to you and not in public view.
- ◆ Put your purchases when you are shopping in the trunk of your car and not in public view.
- ◆ Never go anywhere alone.
- ◆ When at work, put your purses/wallets out of public view, as in a drawer or cabinet.
- ◆ Pay attention to your surroundings.
- ◆ If you're shopping and paying on line, MAKE SURE you are using a secure web site (<https://>).



BOARD MEMBER DESCRIPTIONS

Article 7.06 President: The president shall be the chief executive officer of the corporation; he shall preside at all meetings of the Members and the Board of Directors, shall have general and active management of the affairs of the corporation, shall see that all orders and resolutions of the Board are carried into effect, and shall perform such other duties as the Board of Directors shall prescribe.

Article 7.07. Secretary. The secretary shall attend all sessions of the Board of Directors and all meetings of the Members and record all votes and the minutes of all proceedings in a book to be kept for that purpose and shall perform like duties for any committees when required. He shall give, or cause to be given, notice of all meetings of the Members and special

meetings of the Board of Directors, and shall perform such other duties as may be prescribed by the Board of Directors or president, under whose supervision he shall be.

Article 7.08. Treasurer. The treasurer shall have the custody of the corporate funds and securities and shall keep full and accurate accounts of receipts and disbursements of the corporation and shall deposit all moneys and other valuable effects in the name and to the credit of the corporation in such depositories as may be designated by the Board of Directors. He shall disburse the funds of the corporation as may be ordered by the Board of Directors, taking proper vouchers for such disbursements, and shall render to the president and Directors, at the regular meetings of

the Board, or whenever they may require it, an account of all his transactions as treasurer and of the financial condition of the corporation, and shall perform such other duties as the Board of Directors may prescribe. If required by the Board of Directors, he shall give the corporation a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the Board for the faithful performance of the duties of his office and for the restoration to the corporation, in case of his death, resignation, retirement, or removal from office, of all books, papers, vouchers, money and other property of whatever kind in his possession or under his control belonging to the corporation.



HOA CHALLENGE

To have a successful homeowners association, certain standards and rules were formed in the beginning as a guide. The rules started off in writing, and are fairly specific (Governing Documents). As years follow, we've learned by our experiences.

The Board of Directors interpret the rules as needed in each situation. Depending on the rule, if it is important to maintain the quality and value of our investment, the rules should be enforced. Some rules may seem unnecessary.

However, each rule has a purpose and every homeowner is obligated to follow the rules. HOA rules compliment rules already in place by the City of Millersville — and we work together to conform.

The Board of Directors serves as the agent for the benefit of each of our 172 single family homes. As the old saying goes, "you can't please everyone", but we can surely try to come close.

The Board of Directors is here to facilitate communication — to and from all. Hopefully one way is this

newsletter. Every homeowner has a voice.

The challenge now in front of us for the upcoming year, is to build a stronger foundation. Please view the future of this community by what you can do to secure its success. That means, (1) have you paid all of your association dues?; (2) is your own home in disrepair?; (3) is your own home pleasing to look at (from the outside (front AND back)?

We hope you all are able to answer "Yes" to those questions above.

*"If not us, who?
If not now, when?"
John F. Kennedy*

SHARING HOLIDAY IDEAS

The end of the year can be a hectic time for everyone. We tend to have too many things to do, and not enough time or money to do it all. Feeling the pressure of the Holidays can be overwhelming — shopping, cooking, family obligations, trying to be in two places at once — remembering the children and at the same time, giving thanks to the extended families on all sides of the family.

We don't have the magic solution to make the stress go away, but we found a few tips that might help:

- ◆ Acknowledge your feelings.
- ◆ Reach out to help friends.
- ◆ Be realistic.
- ◆ Set aside differences.
- ◆ Stick to a budget.
- ◆ Plan ahead.
- ◆ Learn to say "No."
- ◆ Try to "Keep it Healthy."
- ◆ Take a breather.

AFTER the holidays ... remember yourself ...

- ♥ Walk or exercise more
- ♥ Get more sleep
- ♥ Join Weight Watchers :-)

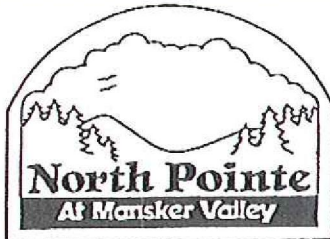
www.fitday.com — free diet and weight loss journal

www.caloriescount.org — free calorie calculator

www.muschealth.com/weight — helpful weight management tools



NPHOA HISTORY



Our Logo above, first appeared in our November 1994, Volume 1, Issue 3 Newsletter.

North Pointe Homeowners Assn.
P.O. Box 193
Goodlettsville, TN 37070-0193
Phone: (615) 851-2865
Email: northpointehoa@comcast.net

Phillips Builders, Inc. was the original builder and owner of North Pointe Homeowners Association, Inc.

- ◆ 01/24/1989 — NPHOA Bylaws and Declaration of Restrictive Covenants were recorded with the Register of Deeds for Sumner County.
- ◆ 02/01/1989 — NPHOA Charter was recorded with the Register of Deeds for Sumner County.
- ◆ 09/1994 — Volume 1, No. 1 — First Newsletter.
- ◆ It's very interesting to see that we have 26 homeowners that bought their homes in the beginning years, that still own their homes ...

Year bought—1989—4 homeowners
Year bought—1990—4 homeowners
Year bought—1991—2 homeowners
Year bought—1992—2 homeowners
Year bought—1993—2 homeowners
Year bought—1994—1 homeowners
Year bought—1995—6 homeowners
Year bought—1996—5 homeowners
TOTAL STILL HERE—26 homeowners

- ◆ We've even had homeowners that liked living here so much, that when they wanted to upgrade, they bought another home in our community!

*This history says a lot about our Community!
Not only are we growing, but once we get here ...
we like it so much that we stay!*

CITY OF MILLERSVILLE

Our community is governed by the City of Millersville. We strive to follow not only the obligations placed upon us by the Association when we bought our homes, but also by the obligations placed upon us by the City of Millersville.

Lots of information is available from their website: www.cityofmillersville.com

⇒ **Tree Chipping Service** — Chipper Service is provided to Millersville residents for the purpose of removing tree limbs from your yard that have blown down in a storm or from minor tree and shrub trimming.

⇒ The limbs must be stacked at the road with the ends pointing in the same direction, toward the road. Limbs must not exceed 6" in diameter and should be cut to a manageable size. The City does not remove tree trunks or stumps. The root ball from pulled up shrubs may damage the chipping equipment and will not be picked up.

⇒ Call 859-0880 to place a work order for the chipper service. Please keep in mind that this service does not run on a weekly basis. Their goal is to have the service in all areas of the City at least once per month. It may be several weeks before the chipper truck is back in our area.

⇒ **NOTE:** The Service is not intended for the removal of limbs and trunks resulting from major pruning of trees and the City will not chip debris cut by landscaping crews. Tree, debris and stump removal businesses are available for major needs. In fairness to all taxpayers, the City may limit the amount of chipping at a residence, regardless of who cut the limbs. Removal of fallen trees may be covered under your homeowner's insurance policy.

If you have any questions regarding property, please feel free to contact the City of Millersville, 859-0880.

CHRISTMAS PARADE

DECEMBER 4, 2010

11:00 A.M.

Beginning at the North End of C. Smith Street and Louisville Highway, proceeding to the southern most City limits.



CHRISTMAS FOR KIDS

TOY DRIVE

NOW THROUGH DEC. 12

New toys, clothing and nonperishable food items are being accepted at City Hall on weekdays and Goodlettsville K-Mart on weekends, to assist underprivileged children from infant through age 12.

To request assistance, visit Millersville City Hall and complete the application process.