

North Pointe
At Mansker Valley

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

President:
Naomi Steffanson
1004 Mansker
(615) 319-0802

Secretary/Treasurer:
Jan Loman
1007 Mansker
(615) 851-2865

Board Members:
Kecia Hurt
Kristy Jones
[New Board Member]
[New Board Member]

North Pointe News



COMMUNITY MEETING SEPT. 21, 2015 @ 6:30 P.M. Millersville Community Center

AGENDA:

Property Management Company - Discussion and election to hire a property management company. Names and information about the potential companies will be discussed.

Board Members - Discussion, introduction and election of new Board Members. Even though a property management company will be discussed, we are still required to have a Board of Directors. If you are interested in becoming a Board Member, please submit your biography, including your background and skills, to a Board Member before September 21, 2015. Anyone interested in being on the Board must not be "in default with respect to any provision of the Declaration" [Charter Article 7(d)]. Background checks will be performed.

Fence Replacement - Discussion and decision on replacement of perimeter fence. Information on companies that presented bids will be provided.

Financials - Brief review and discussion on financials. Discussion on audit cost and process with respect to property management company.

2016 Maintenance Dues - Dues have not gone up for two years. Therefore, due to the costs associated with repairs, maintenance, management and cost of living, dues must be increased. Pursuant to Article V, Section 5 of our Declaration, the 2016 dues will be increased by 8% - **\$133.50**.

MESSAGE FROM THE BOARD:

Many of you might be interested in knowing some of the background as to *why some of these issues are on the Agenda for the upcoming Community Meeting*. And, you might also be asking yourselves, *why after all these years are we seriously discussing the next step of changing from our Community being "self-managed."* Another question that you might also be wondering, is *why the changes once again in the officers, directors and members of NPHOA?*

We have tried very hard to rebuild our Board. We have continuously reached out for homeowners who are interested in joining the Board and volunteering their time and skills for the betterment of our Community – **and we are still reaching out!** The Board has been working tirelessly to do what we can in keeping the daily operations of NPHOA-related business going smoothly. However, there are never enough hours in the day to incorporate the duties of NPHOA into our own lives.

Even though we are seriously discussing using a property management company ... we must still have a Board – and the Board must be comprised of a team of our own homeowners. Using a property management company will, however, relieve some of the required time-consuming paperwork. Our Board will work in conjunction with the property management company and our voice still will be heard. Some of the benefits of an organized Board of our homeowners are:

- ◆ Achieving common neighborhood goals that effectively improve the value of our own homes
- ◆ Providing a common voice and an effective means of communication between ourselves and our governing bodies (City of Millersville and Millersville Police Department)
- ◆ Taking part in the decision-making of maintenance, improvements, enhancements, financial growth and events that affect our neighborhood and our common areas. Some decisions are clear-cut – other decisions are made using sensitive objectives
- ◆ Assisting other homeowners when information is needed for recommendations on vendors and/or service-related information for repairs needed to our individual homes
- ◆ Keeping an eye out for potential maintenance or other problems that pertain to our neighbors and our Community as a whole
- ◆ Representation of all homeowner's interests - teamwork

Involvement in your own Community is valuable to improving the quality of life in our own back yard. The benefits to being involved ultimately increase the value of our own properties. A successful Board is distinguished by teamwork, communication and results – and that is what we have been continually striving for. We look forward to seeing you on September 21, 2015 at the Community Meeting. Of course, remember, in order for your voice to be counted ... you must be in good standing.

INSIDE THIS ISSUE:

Page 2	Animals and Pets Communication and Home Repairs
Page 3	HOA Board Member Descriptions The Fine Art of Parking
Page 4	Financials Vandalism

ANIMALS AND PETS

PAGE 2

NPHOA Governing Documents, Article III, Section 23. No Animals, livestock, or poultry of any kind shall be raised, bred, pastured, or maintained on any Lot, except household pets such as small dogs and cats which may be kept thereon in reasonable numbers as pets for the sole pleasure of the Owner or Occupant, but not for any commercial use or purpose.

NPHOA Governing Documents, Article III, Section 24. Nuisances and Unsightly Materials. ... Each owner or occupant shall refrain from any act or use of his Lot which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to others.

City of Millersville Code of Ordinances – Section 14-13 – Noisy pets. No person shall own, keep or harbor any pet which, by loud and frequent barking, whining or howling, annoys, or disturbs the peace and quiet of any neighborhood.

City of Millersville Code of Ordinances – Section 32-68 – Excessive noise. It shall be unlawful for any person to make, continue or cause to be made or continued any loud or excessive noise, which unreasonably interferes with the comfort, response, health and safety of others within the jurisdiction of the city.

City of Millersville Code of Ordinances – Section 32-69 (5) – Specific prohibitions *Animals*. The owning, possessing or harboring of any animal which frequently or continuously howls, barks, meows, squawks or makes other sounds which create excessive noise across a residential or commercial real property line or within a noise-sensitive area. For the purpose of this article, barking dogs shall include a dog that barks, bays, cries, howls or makes any other noise continuously for a period of ten minutes, or barks intermittently for one-half hour or more to the disturbance at any time of day or night regardless of whether the dog is physically situated in or upon private property.

Anyone has the right to report violations to these Ordinances by calling the City of Millersville (615-859-0880).

Our Community is bound by and must also adhere to the **Leash Law**. All pets (dogs and cats) are not to run at large and must be on a leash. Any pet found running at large may be seized and impounded. Anyone has the right to contact the Sumner County Animal Control Office at (615) 452-2400.

Please be respectful of your neighbors when walking your dogs - ALWAYS carry a bag with you and ALWAYS clean up after your pets.



YOUR BOARD AT WORK

Please contact someone on the Board if you would like to have your home pressure washed. Or, if you step outside your home and look up ... does your gable vent need to be repaired, painted or worked on? Take it from someone who has tried to climb up there ... it will take a professional who knows how to negotiate working on and around the slope of the roof areas!

If we can come up with a few people that need the same things done to repair, improve and/or maintain our homes, the Board can probably negotiate a better price.

Reach out to us through our email — northpointehoa@comcast.net

or our Official FaceBook page ... North Pointe HOA [you must request to join and be a member],

or our Web Page — www.northpointehoa.wordpress.com.

COMMUNICATION AND TEAMWORK = RESULTS!

Refresher

BOARD MEMBER DESCRIPTIONS

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.

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.

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.

Board Members: Acting through the Board as a whole, a Board Member should:

- Enforce the documents, rules, and penalties
- Develop a workable budget, keeping in mind the needs, requirements and expectations of the community
- Establish reserve funds and sound fiscal policies
- Act on budget items and determine assessment rates
- Authorize legal action against owners who do not comply with the rules
- Review local laws before passing rules or sending bylaws to membership for approval
- Appoint committees and delegate authority to them
- Select an attorney, an auditor, insurance agent and other professionals for the Association
- Provide adequate insurance coverage, as required by the bylaws and local governmental agencies
- Inform neighbors of important Board decisions and transactions
- See that the Association is protected for the acts of all parties with fiscal responsibilities
- Attend and participate at meetings

If you are interested in serving on the NPHOA Board, please contact Naomi Steffanson at (615) 319-0802

[Note: "Any Owner in default with respect to any provision of the Declaration shall not be entitled to vote at any meeting of the corporation so long as such default is in existence." [Charter Article 7(d)].

Background searches will be professionally processed to ensure credibility.

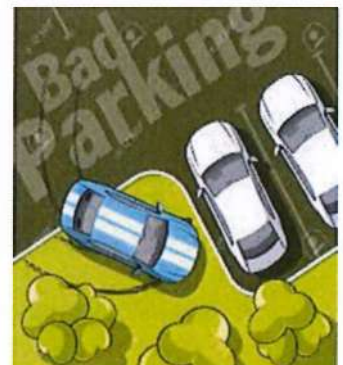
THE FINE ART OF PARKING

Remember to park in driveways and garages at all times. If you or your guests must park on the street, pursuant to Section 78-111 of the Millersville Code, you must park in the direction of traffic and within 12" from the curb.

Never block your neighbor's driveway, mailbox or trash bin.

Cars are not permitted to park in yards.

If an emergency vehicle is called to our Community, such as an ambulance or fire engine, cars parked on the street that impair access to the emergency vehicles, are subject to potential damage. You are taking a major risk.



THE GRASS AT THE ENTRANCE ON BOTH SIDES OF OUR COMMUNITY ARE NOT INTENDED FOR MOTORIZED VEHICLES OF ANY KIND. A vehicle has caused over \$200.00 in damage to our irrigation system and lawn area.



Who pays for the repairs? **WE ALL DO!**
If you witness vandalism or damage to our community please contact the police immediately!
Our dues can be better spent!



NPHOA COMMUNITY MEETING

Date: **SEPT. 21, 2015**

Time: **6:30PM**

Where:

Millersville Community Center
1181 Louisville Highway
Millersville, TN 37072

NPHOA FINANCIAL REPORT

Category Description	12/11	12/12	12/13	12/14
INCOME				
NPHOA Income:				
Activity Fund	0.00	0.00	0.00	0.00
Association Dues	0.00	0.00	0.00	16,316.98
Association Dues-1998	0.00	0.00	0.00	0.00
Association Dues-1999	0.00	0.00	0.00	0.00
Association Dues-2000	0.00	0.00	0.00	0.00
Association Dues-2001	0.00	0.00	0.00	92.50
Association Dues-2002	0.00	102.50	0.00	0.00
Association Dues-2003	0.00	179.00	0.00	99.00
Association Dues-2004	0.00	99.00	0.00	99.00
Association Dues-2005	45.00	351.00	0.00	117.00
Association Dues-2006	0.00	972.00	33.00	290.00
Association Dues-2007	50.00	693.00	199.97	342.10
Association Dues-2008	482.00	1,057.00	216.00	270.69
Association Dues-2009	2,022.00	1,207.00	357.30	705.00
Association Dues-2010	10,101.70	2,909.51	1,972.13	537.07
Association Dues-2011	0.00	11,593.02	2,709.20	1,700.00
Association Dues-2012	0.00	230.00	10,915.63	4,132.95
Association Dues-2013	0.00	0.00	0.00	15,593.63
Association Dues-2014	0.00	0.00	0.00	248.00
Association Dues-2015	0.00	0.00	0.00	0.00
Late Fee-1999	0.00	0.00	0.00	0.00
Late Fee-2000	0.00	0.00	0.00	0.00
Late Fee-2001	0.00	0.00	0.00	10.00
Late Fee-2002	0.00	0.00	0.00	0.00
Late Fee-2003	0.00	11.00	0.00	10.00
Late Fee-2004	0.00	10.00	0.00	10.00
Late Fee-2005	0.00	10.00	0.00	10.00
Late Fee-2006	0.00	27.00	0.00	46.00
Late Fee-2007	0.00	40.00	0.00	30.00
Late Fee-2008	0.00	50.00	10.00	23.00
Late Fee-2009	40.00	88.00	26.00	20.00
Late Fee-2010	156.00	100.00	36.00	60.00
Late Fee-2011	102.00	217.00	82.00	40.00
Late Fee-2012	0.00	82.00	154.00	381.00
Late Fee-2013	0.00	0.00	10.00	270.00
Late Fee-2014	0.00	0.00	0.00	278.00
Late Fee-2015	0.00	0.00	0.00	0.00
Other Inc	0.00	0.00	0.00	0.00
Transfer Fee	0.00	115.00	0.00	0.00
Transfer Fee 2011	358.00	0.00	0.00	0.00
Transfer Fee 2012	0.00	2,940.31	240.00	0.00
Transfer Fee 2013	0.00	0.00	1,035.00	125.00
Transfer Fee 2014	0.00	0.00	0.00	525.00
Transfer Fee 2015	0.00	0.00	0.00	0.00
TOTAL NPHOA Income	13,416.70	22,914.34	17,097.19	30,731.57
Other Inc	0.00	0.00	0.00	0.00
TOTAL INCOME	13,416.70	22,914.34	17,097.19	30,731.57
EXPENSES				
Ads	0.00	0.00	0.00	0.00
Bank Chrg	151.28	60.00	45.00	0.00
Charity:				
Cash Contrib.	0.00	0.00	0.00	0.00
Charity-Other	0.00	0.50	0.00	0.00
TOTAL Charity	0.00	0.00	0.00	0.00
Entertain	0.00	0.00	0.00	109.05
Fence Repair & Replacement	0.00	0.00	0.00	0.00
Income Tax Prep	0.00	0.00	0.00	0.00
Insurance	2,657.00	2,976.00	2,678.00	2,201.00
L&P Fees	20.00	1,234.10	130.00	3,702.25
Landscaping	0.00	1,620.42	0.00	0.00
Late Fees	0.00	0.00	0.00	0.00
Lawn Maint.	8,435.00	8,100.00	6,476.00	7,855.00
Maintenance & Improvement	593.00	1,212.00	100.00	200.00
Misc	0.00	0.00	0.00	0.00
Office	0.00	0.00	0.00	0.00
Office Expense	160.88	246.50	264.00	604.55
Repairs&Improve	1,645.00	660.00	1,490.00	1,443.15
Social Activity	0.00	0.00	0.00	0.00
Supplies	0.00	49.15	0.00	0.00
Supplies, bus.	0.00	0.00	97.13	0.00
Tax:				
Corporate Tax	0.00	0.00	0.00	0.00
Fed	0.00	0.00	0.00	0.00
Prop	410.22	3,026.40	0.00	1,371.00
TOTAL Tax	410.22	3,026.40	0.00	1,371.00
Tax Prop	0.00	1,373.55	0.00	0.00
Theft	0.00	0.00	0.00	0.00
Utilities:				
Gas & Electric	797.27	795.77	705.16	341.00
Water	97.53	109.14	216.23	569.82
TOTAL Utilities	894.80	904.91	921.41	910.82
Uncategorized Expenses	0.00	0.00	0.00	0.00
TOTAL EXPENSES	13,677.01	21,552.54	12,608.64	18,810.90
TOTAL INCOME - EXPENSES	-260.25	1,361.80	4,488.55	20,914.67