![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900446006[1].wmf]()  **Monthly Board Meeting **

The monthly meetings are a great opportunity to express concerns and present opportunities for the neighborhood. The meetings are held on the 3rd Wednesday of the month at 6:30 PM at City Centre, 2880 La Quinta. Watch for the signs as each meeting approaches and come meet with friends and neighbors.

** HOA Future** 

The Homeowners Association has depended upon volunteers ever since the developer turned it over to the residents. In 1977 it appeared to have worked; however, with each passing year the legal requirements have increased and the number of volunteers has decreased. There are several things the HOA must do on a daily basis. These include tracking assessments, addressing Deed Restriction violations, responding to resident concerns, and issuing account statements and Resale Certificates. Due to the ever changing core of volunteers we have never achieved an acceptable level of service to our residents. In order to correct that situation the Board will start the process of determining our needs and hiring a management company to perform the necessary tasks. **Please attend the August meeting where this will be discussed.**

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MP900406526[1].jpg]() **Pool Season is Upon Us**  ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MP900427632[1].jpg]()

Pool Season is a time for fun and relaxation with the family. We will continue to sell Swim Tags by appointment; call 713-304-1903 for details. The pool is open from 10AM to 9PM each day except Mondays (reserved for maintenance), until Sunday, August 23, 2015. The pool will also be open on Saturday, August 29 and Sunday, August 30 from 10 AM to 9 PM as well as Labor Day weekend September 5 through September 7, 2015. As in previous years if the school district changes attendance days the pool days will also be changed.

The shade has finally been installed after several delays due to weather, stop by and enjoy!

**Do not forget the Friday Night Movie at the pool which is coming up August 21, 2015!**

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MM900046597[1].gif]() Come One Come All ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900281079[1].wmf]()**

 **All of the activities of Thunderbird North are open to all of our residents. Homeowner or Tenant, everyone is welcome!!**

 **Swim With the Dolphins** 

The Quail Valley Dolphins Swim Team called the Thunderbird North swimming pool home this year.  The Dolphins reported the addition of 30+ young swimmers this year, most of whom were residents of Thunderbird North. The Dolphins are inviting all young residents of Thunderbird North to come swim with the Dolphins.  Swim team registration and Learn To Swim enrollment information is online at QVST.org.

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MP900431662[1].jpg]() **Communicate with the BOARD** ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900413666[1].wmf]()

Neighborhood Website [www.TBNCA.org](http://www.TBNCA.org), Neighborhood Phone 281-438-1188, Neighborhood e-mail address TBNBoard@yahoo.com. It does not matter which way you choose to communicate, we will respond. It is your neighborhood and we need your help. Tell us the good, the bad or just what you want!!

 **![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900054870[1].wmf]() Assessments ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900431631[1].png]()**

The majority of the Thunderbird North Homeowners (almost 80%) have paid their assessments in a timely manner allowing the HOA to meet the neighborhood’s expenses in a timely manner.

The HOA Board feels that there are many ways to resolve unpaid assessments before going to court; however, in fairness to the majority of homeowners who do pay in a timely manner we must proceed with legal action against delinquent homeowners. The board passed a resolution and signed an agreement with the law firm of RMWBH; those residents who have received a final letter in the past couple of weeks have until September 6, 2015 to pay in full including late charges or have a valid written payment plan in place. On Monday, September 7, 2015 the law firm will receive the final list of unpaid assessments and the board will **no longer** have the authority to stop further collection efforts. RMWBH will be in charge of remaining collections and with the first demand letter from RMWBH a **$200** fee will be added to your account. There will be additional fees with each collection effort. We have been told that the amount could go up to several thousand dollars by the time it gets to court. Communication is critical. The collection cost will exceed the amount due.

We can work with you until September 6 to resolve any past due assessments or errors in record keeping. Non-communication leaves us with few options. Please get in touch with us. Call or send an e-mail so we can resolve these assessment issues as neighbors. 281-438-1188 or TBNBoard@yahoo.com.

 **![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900215961[1].wmf]() Garden Club ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MP900431723[1].jpg]()**

The Garden Club chose flowers for the front entrance; however, until TXDOT gets our sprinkler system repaired plants would just die out. It will be great to see color there again. The club will also continue its project to landscape the pool area. New members are welcome. Come and meet new people and trade plants. Social activities are also planned, like brunch at the Bluebonnet Grill at the City Center. Please contact Barbara Haughton, 281-437-9362, to get information on joining this fun group.

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900439899[1].wmf]() **Social Committee**  ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900089522[1].wmf]()

Our 2015 Summer Pool Party was a huge success! We had over 90 neighbors, friends, local politicians and visitors. Everyone enjoyed the pizza, sodas and a beautiful day! Thanks to all of the volunteers that made it happen! We look forward to seeing everyone again at our National Night Out party at the pool on Tuesday, October, 6, 2015. To volunteer to help with future functions please call Peter Cruickshank at 832-452-1680.

**Summer Movie Party!** Thunderbird North's first Summer Movie Party will be held on Friday, August 21 at 7:30pm at the pool. The movie **Frozen** will be shown at dusk (approximately 8pm). Free popcorn and sodas will be provided. Come out and meet your neighbors and enjoy a relaxing summer evening at the pool!

**If you would like to help with events, please call Peter Cruickshank at 832-452-1680.**

 ** Neighborhood Yard Sale **Join

Thunderbird North is having our first ever **Neighborhood Yard Sale**!  This will be a fun and easy way to get rid of clutter and make some extra cash for the holidays.  A neighborhood sale will generate much more traffic than a single yard sale on its own, and you’ll benefit from the word of mouth of so many neighbors promoting the sale!  Both homeowners and tenants are encouraged to participate, and the best part—it’s completely free!

Our sale is scheduled for Saturday, September 19.  Friday evening we will have an optional “neighbors-only” sale, with our public sale running all day Saturday.  Sunday we will arrange for a charity to pick up any remaining items (optional).  Those with small businesses are welcome to set up tables for their businesses at their yard sales as well. **To participate you must sign up by September 10, 2015.**

It is important to sign up early—the more homes we have participating the more shoppers we can attract!  You can sign up and get more information by emailing Katie Meeks at katiecox.tcrg@gmail.com or by coming to the August board meeting.

We will also be counting on you to help make our first Neighborhood Yard Sale successful!  Whether you’ll be selling or not, check out the sale’s Facebook page ([facebook.com/tbnyardsale](http://facebook.com/tbnyardsale)) for updates and information as we get closer to the sale and share with your friends!

   **Crime Watch** 

Thunderbird North is working with the Missouri City Police Department to form a **Crime Watch** program.  If you are interested in finding out more and attending a presentation for our neighborhood from the police department, please contact Katie Meeks at katiecox.tcrg@gmail.com by August 31 or sign up at the August meeting.

** Playground Playdate** 

Join us for a **Playground Playdate** August 11, 2015 at 10:00am at our Thunderbird North playground.  Small kids will enjoy a craft, story time, fun, and socialization.  Come on by and meet your neighbors!

 ** Open Tennis **

Come get back in the swing of things (pun intended!) at the Thunderbird North tennis court for open play August 11 at 10:00am!  We’ll have the tennis court open, so even if you haven’t bought a key you can come on down and practice your moves or meet up with a neighbor for a fun game.  Make use of those dusty racquets hiding in the closet and make a new tennis buddy!

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| C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900048006[1].wmf | **Deed Restrictions C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900089662[1].wmf** |

The Deed Restriction Committee would like to thank everyone for their support in maintaining our neighborhood. The enforcement of our deed restrictions is necessary to maintain the value of all the homes in our neighborhood.

The city has a program where individuals can report violations to the city code, anonymously if you wish, and then the city will respond and keep you informed of corrective action taken. This is only for those items that are a violation of city code. <http://www.seeclickfix.com/missouri-city/report>

The Deed Restriction Committee is looking for additional volunteers to assist in maintaining all of our home values. Violations are documented and the homeowner receives a series of letters explaining the violation and requesting the violation be corrected. The association does not have the authority to fine homeowners; however, after a period of time the association may correct the problem and then bill the homeowner for legal and contractor cost. To the best of our knowledge has never happened. If you have a little time to help the neighborhood please contact us at 281-438-1188 or on our website [**www.TBNCA.org**](http://www.TBNCA.org)**.**

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MP900430462[1].jpg]() **Board Opening ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MC900230974[1].wmf]()**

A candidate has applied for an open board position and will be voted on at the August meeting. That leaves only one vacancy; anyone interested in applying for this position should e-mail TBNBOARD@yahoo.com or call

281-438-1188.

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900013641[1].wmf]() Police Corner ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900184939[1].jpg]()**

**Slow Down Stay Safe**

What is the leading cause in fatality accidents across the United States?  The answer is speed, traveling too fast for the roadway conditions.  Now this does not necessarily mean driving FAST, it just means that the speed traveled is too great for that particular roadway.  Factors such as weather, traffic, curves, lighting and pedestrians all factor in to what is an appropriate speed to drive.  Consider the safety of yourself, your family, and the other residents of this great city, and please slow down and drive safe. Above all help us keep your neighborhood safe by reporting any suspicious activity you see, you may even remain anonymous when you call if you wish.

Lt York, Missouri City Police Department, 281-403-5818

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MC900018954[1].wmf]() By-Laws ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MC900174351[1].wmf]()**

Thunderbird North By-Laws need to be revised to reflect current legal requirements. The proposed changes will be discussed in the August board meeting. The suggested changes will be very simple and will be focused on making the By-Laws and Deed Restrictions agree with each other. The by-laws may now be amended by a majority vote of the Board of Directors per Sec. 22.102(c) of the Texas Business Organizations Code. Please come to the August meeting and make your voice heard. Updates on the progress of this project and announcements will be available on your Association website [www.TBNCA.org](http://www.TBNCA.org).

**To receive announcements about Community and HOA news and events subscribe to the website by going to the right hand column of the news tab, entering your email address and clicking on subscribe. You will then receive an e-mail acknowledging your subscription. YOU MUST CLICK “CONFIRM YOUR SUBSCRIPTION” TO COMPLETE THE PROCESS. You can always unsubscribe later; however, there will be good information from the website.**

**THUNDERBIRD NORTH**

**NEWSLETTER**

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