C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900446006[1].wmf  **Board Meetings C:\Program Files\Microsoft Office\MEDIA\CAGCAT10\j0233018.wmf**

The Annual Meeting of the Thunderbird North Community Association, Inc. was held on April 16, 2014. The board reported on the accomplishments over the past year as well as the goals and objectives for the coming year. There were over 20 residents in attendance and there was a presentation on the upcoming Bond Election and the city representatives confirmed that all Thunderbird North sidewalks are scheduled to be repaired to ADA standards by the end of June. The monthly meetings are a great opportunity to express concerns and bring opportunities for the neighborhood. The meetings are held on the 3rd Wednesday of the month at 6:30 PM. The meetings are held at the City Centre, 2880 La Quinta and there are door prizes. Watch for the signs, meet your friends and neighbors as well as help the community serve everyone’s needs.

 **Pool Season is Upon us**  

Pool Season is a time for fun and relaxation with the family. Swim Tags will be sold at the pool on Saturday, May 17 and Sunday, May 18 from 10AM till 6PM. Tags will also be available at the pool on weekends through

June 8, 2014. If you miss these dates you may contact me at 713-304-1903 to make arrangements to purchase tags. The first Family tag is $20 with each additional family tag being $3 (family of 4 total $29), guest tags are still $5 each with a limit of 4 per household. This charge has not changed for several years and is a real bargain. The pool is open from 10AM to 9PM each day except Mondays which are reserved for maintenance. **OPENING WEEKEND** will be Saturday and Sunday, May 24 and 25. Memorial Day has been scheduled as a FBISD school day and lifeguards will be unavailable for Monday. The Pool will be open Saturday and Sunday, May 31 and June 1 the full season starts Saturday, June 7 and continues 6 days a week (closed Mondays) until Sunday, August 24, 2014. The pool will be open Labor Day weekend August 30 through September 1, 2014.

The pool company will make swimming instructors available for people with children. There will be a charge for these lessons: the information is posted at the pool.

There will also be 2 parties at the pool this year and you do not have to swim to have a good time and meet new people.

 **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](mailto: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!!

** 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!!**

**C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900054870[1].wmf 2014 Assessments **

The Annual assessments were due as of February 28, 2014. We had a few issues to resolve and the invoices that were sent out in January only reflected the 2014 assessments. We have had bookkeeping problems for the past year and a half, as a result, were late in sending out annual assessments this year. We have a new bookkeeper and expect no further problems in maintaining accurate records for all future transactions. We understand your frustration and appreciate your patience in helping us correct any records we had in error, and in some cases, duplicate letters that got sent during the transition. Right now, we have around ten percent of our home owners who are still delinquent for 2013 and earlier. Ninety-day letters have been sent out to those remaining ten percent. After no response from a 90-day letter, we have no choice but to begin legal proceedings.

We do not want to do that. We feel that there are many ways to resolve unpaid assessments before going to court. If there is any way we can assist you in cleaning up any past due assessments, please let us know. If you have records of previous payments that we do not have, please let us know. Communication is critical. We can work with you 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](mailto:TBNBoard@yahoo.com)

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

Spring is here and flowers are blooming everywhere. It will be nice to get our Garden Club’s activities started up again. We plan to plant some flowers at the pool area. Join the crowd on Saturday, May 17th, 2014 at 10 AM at the pool.

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

The Social committee will host two major social functions again this year. The National Night Out party will be at the pool on October 7, 2014 from 6 to 8 pm. The pool will be open for swimming and games. Free pizza and soda will be served. Our annual Splash Day Party will be on Saturday, July 19. It will feature free food, games and prizes. Come out and meet your neighbors and friends at both of these parties!

If you would like to donate or help at either of these functions please contact Peter Cruickshank at 832-452-1680.

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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. Things to remember:

1. Grass growing in sidewalks and driveways must be removed.
2. Grass must be edged all around the sidewalks and driveway.
3. Nothing may be stored in a manner that is visible from the street; trash cans, basketball goals, toys, etc., if you need to store items outside, please be sure they are located behind the fence and not visible from the street.
4. Any damage to the home must be repaired. (Gutters, windows, doors, mold, trash cans, etc.)
5. No vehicles, boats or **trailers** may be stored where they are visible from the street.

These rules have been in effect since 1975 when the developer first filed the Deed Restrictions and are legally binding on all of us. The appearance of our neighborhood is a major element of maintaining our property values.

The complete deed restrictions and handbook providing a simpler explanation of the requirements may be viewed at the website [www.TBNCA.org](http://www.TBNCA.org). Remember that most major work requires not only approval of the Architectural Control Committee but a permit from the city as well.

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. This to the best of my knowledge has never had to happen. If you have a little time to help the neighborhood please contact us at 281-438-1188 or at the website [**www.TBNCA.org**](http://www.TBNCA.org)

  **Sidewalk Repairs **

After 2 plus years of working with the city and having residents call; Susan Soto received a map from the city showing 291 sections of distressed sidewalk in our neighborhood to be repaired and/or replaced by the city. The map is available for viewing at the monthly board meetings. Property owners at points of repair will be asked to sign a waiver if tree roots are causing the sidewalk problem/breakage. During the February meeting Councilman Don Smith and Assistant City Manager Scott Elmer announced that Thunderbird North was scheduled to have all the sidewalks repaired by the end of June. That commitment was restated by Mr. Elmer during the April annual meeting. The board asked for your voice to the city officials, you responded and you were heard. Help monitor the progress and let the sidewalk committee know if you see any problems as the work progresses. An email address was created to make it easier to communicate with the sidewalk repair project committee. The email address is: [TBNSidewalk@gmail.com](mailto:TBNSidewalk@gmail.com).

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

The Vice President position with the responsibility of working with the clubs and organizations is currently vacant. This position works with the various groups and helps put together special events by recruiting additional volunteers. Some areas where support is needed are finding a coach for our youth so they can join the basketball league, finding a coordinator for a community garage sale. This position listens to the residents and helps plan and locate support for special activities and helps the clubs find the support they need. A fun outgoing individual who cares about our neighborhood is needed. (I have heard this position called party central) Anyone interested in applying for this position please send an e mail to [TBNBOARD@yahoo.com](mailto:TBNBOARD@yahoo.com) or call us at 281-438-1188. If you wish, you may contact me directly at 713-304-1903.

**C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900013641[1].wmf Police Corner **

Thunderbird North had a marked increase in Burglary of Motor Vehicles during the last month. There were 4 separate offenses, which our Burglary and Auto Theft unit were able to link to just 1 suspect. The good news is that suspect was identified and is in custody. But I would like to see the trend not be repeated again. A few simple steps can help protect your vehicles from these types of offenses.

**LOCK –** your doors behind you. A great many of our BMV offenses are opportunists that pull on door handles until they find unlocked cars. Locking your doors will prevent you from being a target.

**TAKE –** your keys and all valuables out of your vehicle when you park it. Items like purses, IPods, tablet and laptop computers, cameras, and backpacks are easy targets for thieves.

**HIDE –** any valuables you cannot remove. If you can’t remove the valuables hide them where they cannot be seen so thieves will pass your vehicle by.

And 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].wmfDeed Restrictions and By-Laws C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MC900174351[1].wmf**

Thunderbird North Deed Restrictions and By-Laws need to be revised to reflect the current economy and legal requirements. We held 6 meetings about the deed restrictions and sent the proposals to the attorney for preparation. The suggested changes are divided into 3 basic categories:

1. These are changes required to comply with the current laws. Our deed restrictions were written in 1975 and a lot has changed. These changes will be handled by the attorney and the laws dictate the changes.
2. Changes required keeping the association solvent and viable. The following are suggestions from the residents during the those 6 meetings:
   1. Raise the annual assessment to $175 so that we can pay the bills and hopefully have a little to set aside for unexpected repairs and improvements.
   2. Provide residents an option to pay ½ in January and ½ in July.
   3. Allow the board to increase the assessments when needed by a maximum of 6% per year. Require the increase be supported by a budget.
   4. When the board can document a need for an increase above 6% there must be an election in the same manner as an election for a special assessment. The board must announce the need for the increase at a regular monthly meeting, then solicit input from residents at a second monthly meeting which has been advertised in the newsletter and then hold a final vote in a third meeting called in the same manner as an election for a special assessment.
   5. When a capital expenditure exceeds $25,000 an election must be held. This election will be held in the same manner as the election for a special assessment. Repairs to existing facilities do not require a special election.
3. Changes requested by residents to improve the appearance of the neighborhood and make the Deed Restrictions easier to follow:
   1. Clarify the deed restrictions by placing the wording in paragraph 8 (pg13) of the Handbook into the deed restrictions.
   2. Require that window treatments visible from the street be in good repair.
   3. Prohibit window air conditioners that are visible from the street.
   4. Prohibit burglar bars. Existing burglar bars may remain until the home changes hands. Ornamental iron work is only considered to be burglar bars if they include windows and doors and are not decorative in appearance. Ironwork enclosing only the front porch is not to be considered burglar bars.
   5. Restrict the colors that may be used in painting the exterior of homes. The current idea is Earth tones only as approved by the Architectural Control Committee.

**The attorney has prepared the first draft and raised a couple of issues that will be discussed at the May meeting. Please attend and help provide input.**

**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 the changes subscribe to the website. The process involves going to the right hand column of the news tab and entering your email address and clicking on subscribe. You will then receive an e-mail acknowledging your subscription. YOU MUST CLICK CONFIRMING YOUR SUBSCRIPTION TO COMPLETE THE PROCESS. You can always unsubscribe later; however, there will be good information from the website.**

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