



# QUAIL VALLEY THUNDERBIRD NORTH Fall 2024 Newsletter

## PERMANENT POOL CLOSURE

September 19, 2024

Hello Neighbors,

We hope you all have recovered from the impact of our uninvited guest in July, Beryl. We also hope the bold title above got your attention and that you will take the time to read this notice. Obviously, the pool is not being closed permanently...yet. However, we as a community must take decisive action soon or, unfortunately, we will have no choice but to close the pool permanently. As previously communicated, the costs of maintaining and operating the pool require more funds than the budget can afford and, as a result, the Association has a severe operating budget deficit which will soon deplete all funds in reserve.

We, as volunteer Board Members, are also homeowners in this community and recognize the value the pool brings to our community and homes. It is a place where our community is able to gather with families, friends, and neighbors and especially is a safe place for our children/grandchildren to have fun and stay cool during their summer vacation.

Although the HOA Board has the authority to raise the dues by 6% every three years without a vote of approval from the homeowners in the community, it would take many years of 6% increases for the additional revenue to make a difference in the budget deficit. Frankly, there is not time.

You may recall a survey that was sent earlier this year by email to all homeowners regarding this topic. There was not much response. Interestingly, per the responses that were received, most neighbors stated that they desire to keep the pool but also expressed little to no interest in an increase in our dues in order to keep the pool. Well, we can't have our cake and eat it too...

Therefore, we, as a community have the following options:

1. Do nothing and close the pool permanently.
2. Raise the HOA dues to a sufficient amount in order to save the pool. We estimate that new assessment would be \$280.00 per year.

PLEASE FILL OUT THE ENCLOSED PROXY/BALLOT AND VOTE. Return the proxy/ballot one of three ways.

1. In Person at the Meeting on October 16th, 2024 (Notice enclosed)
2. Mail to: Thunderbird North Community Association  
4800 Sugar Grove Blvd., Ste. 140  
Stafford, TX 77477
3. Email to: [ops@mmgihouston.com](mailto:ops@mmgihouston.com)

Best Regards,  
Board of Directors  
Thunderbird North Community Association



This year, neighbors are encouraged to host block parties on their streets. To register for Police and Fire to visit your block, please visit this link <https://www.missouricitytx.gov/formcenter/national-night-out-block-party-registration-11/2024-national-night-out-block-party-regi-145>. You can use the flyer below to invite your neighbors to your block party.

## NATIONAL NIGHT OUT BLOCK PARTY

**Come Out and Meet Your Neighbors!**

**Tuesday, October 1, 2024  
6:00 PM – 8:00 PM**

**In The Front Yard At**

**Address:** \_\_\_\_\_

**Hosted By:** \_\_\_\_\_

**For Questions Call:** \_\_\_\_\_

## Common Deed Restriction Violations

Here is a list of common deed restriction violations. Let's keep our community beautiful and our property values up by correcting all deed restriction violations.

- **Trash bin in plain view.** Bins may be placed at curb at 6:00PM the day before service and must be placed out of sight by 11:59PM the same day as service. Quail Valley Thunderbird North service days are Monday and Thursday. Yard waste is picked up every Thursday and recycling every other Thursday. Next recycle day is October 3rd.
- Mow, weed, and edge.
- **Trees require trimming and shaping.** Per City Ordinance, tree canopies should be 13 ft above street level.
- Remove tree debris and/or stumps
- Clean residue from home
- Repair/replace broken fence pickets and/or gate
- **Inoperable vehicles, 18 wheelers, and RVs are not allowed.** An inoperable vehicle includes (but not limited to) a vehicle with expired registration tags, vehicles with flat tires, wrecked vehicles. RVs are great, just not in the community. 18 wheelers are prohibited from being parked in the community.
- **All exterior changes to the home must be reviewed and approved by the Architectural Control Committee.** Before painting your home, please contact the Association for a home improvement request form.

## Volunteers Needed

The Association has several committees. Are you interested in volunteering a fraction of your time? If so, please email [ops@mmgihouston.com](mailto:ops@mmgihouston.com) with your contact information and which committee you would like to join.

- **Garden Committee.** Beautify the pool area during spring and summer months. Other projects as deemed fit.
- **Social Committee.** Coordinate and facilitate community events such as National Night Out and Pool Opening Day.
- **Communications Committee.** Maintain the Association website and prepare quarterly newsletters for the Quail Valley Thunderbird North community.

## No One Tells Me Anything

What's going on with the HOA? When is the pool opening? Where are the meetings? No one tells me anything.

Do we have your email address? Please take a few minutes to get yourself added to the email list. Please send an email to [ops@mmgihouston.com](mailto:ops@mmgihouston.com) with your name, property address, and email address.

We look forward to sharing community news and HOA announcements with you.