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

The Board of Directors meets on the 3rd Wednesday of each month at the City Centre located at 2880 La Quinta. The board reports on, discusses and acts on issues involving your neighborhood. Residents at the meeting often provide information and comments. Please attend and help keep the board accountable to the residents. Be sure to check the Association website at [www.TBNCA.org](http://www.TBNCA.org) to keep up with community information.

### C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900384726[1].jpg Annual Elections C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900301360[1].wmf

Our Deed Restrictions and By-Laws specify that in odd numbered years 2 of the 5 board members be elected for terms starting January of even numbered years. The terms for the 2 people elected in this election run from January 2014 till December 2015. The officers are selected by the board in January of each year for 1 year terms. Your Ballot must have your address printed in the space provided close to the top. Select 2 candidates or write in candidates of your choice and then check option 1. You may instead check option 2 and appoint someone to vote for you. The bottom of the form must also be completed with your signature, printed name and date. **THIS IS A STATE LAW REQUIREMENT** and supersedes the deed restrictions. Forms not signed cannot be counted. **YOU MUST BE THE HOMEOWNER TO VOTE.**

The election form is attached to this newsletter with candidate comments on the reverse. The form must be returned by December 14, 2013 and may be turned in 4 ways. 1) Mail to P.O. Box 10, Missouri City, TX 77459 2) Deliver to Red O’Laughlin at 3106 Indian Wells Ct. 3) Deliver to Susan Soto at 3207 Southern Hills 4) Bring to the meeting on Wednesday, December 18, 2013 at City Centre, 2880 LaQuinta.

 **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!!

** 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\QMA1ADID\MC900215961[1].wmf Garden Club**

The Garden Club will be putting out our Christmas Decorations shortly after Thanksgiving, if you would like to help please contact Kay at 281-438-9796 or [Kaychantar@gmail.com](mailto:Kaychantar@gmail.com), The Garden Club will also be doing the judging of Resident’s decorations on December 14, 2013 between 7PM and 9PM. Have your decorations ready. Everyone except the judges is eligible to win; the categories are Judges Favorite, Best Children’s Theme, Best Use of Lights and Most Original/Creative. Good Luck to all. Let TBNCA show the spirit of the season.

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

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 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.
4. Any damage to the home must be repaired. (Gutters, windows, doors, mold, etc.)

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)

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

Our annual National Night Out Pool Party on Tuesday October 1st was a huge success! About 80 residents enjoyed pizza and swimming while visiting with several City Council members, State Representatives, City officials and members of our Police and Fire Departments. Children enjoyed a giant bounce house, games and prizes. Thank you to all of the volunteers on the Social Committee that pitched in to make the event such a success!

If you would like to volunteer to help with future events please contact Peter Cruickshank at 832 452 1680.

 **Sidewalk Repair Project**

Sidewalk Project Repair Coordinator Susan Soto has received a map from the city showing 291 sections of distressed sidewalk to be repaired and/or replaced. Homeowners will be asked to sign a waiver if tree roots are a problem. The map is available for viewing at the monthly board meetings. The whole neighborhood needs to let the city council and mayor know we are interested in completing this project. An email address has been created to make it easier to communicate with the committee. The email address is: [TBNSidewalk@gmail.com](http://us.mc818.mail.yahoo.com/mc/compose?to=TBNSidewalk@gmail.com). We are now vying with other communities for funding. Your voice is needed!!

Everyone’s participation is needed to convince the city we are the priority neighborhood. If you are willing to help by making a call, sending an e mail or writing a letter, please let us know.

C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MC900018954[1].wmf

**Deed 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 had a meeting in August that 9 residents attended. We started with a 19 item wish list of things the HOA could do and added a 20th. The top priority item was conserving the funds as much as possible to cover the difference between collections and expenses. In the past 10 years the HOA has averaged approximately $88,000 in expenses each year and a 100% collection rate only brings in $69,720. The second item was to revise the deed restrictions to correct the above problem and then make capital improvements. The bottom 2 items on the list were a Splash Park and a Clubhouse.

There will be a meeting on Saturday morning, November 16, 2013 at 10AM to discuss revisions to the deed restrictions. The meeting will be held at the pool and refreshments will be served. Some current suggestions involve making the assessments due semi annually instead of annually, changing the amenity requirements and redefining property violations. **We need your input to be sure we serve the needs of the neighborhood. Please attend and express your desires.**

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.

 **Recent Collections **

**Letters were sent to a large number of homeowners in September 2013 identifying past due collections. The $120 assessment in 1978 covered all expenses and allowed our Community Association to wisely invest money for future years. If every homeowner paid on time we would collect just short of $70,000 each year. According to our records, we have been averaging just short of $90,000 each year to maintain our amenities including landscaping, pool, insurance, etc. We have two problems - one is not collecting enough to cover the annual expenditures associated with maintaining our Community Association and the second is collecting what is past due. In the past year, our bookkeeper ceased to respond to the Association and has refused to return all our files. My term is up in December 2013. I wish to turn over complete and accurate records regarding past due collections to our new bookkeeper. Please work with me to ensure that I have your homeowner accounts accurately reflect the current status of your home. Thank you.**

Join the Missouri City Police Department for the 5th annual Operation Thanksgiving-

“Stuff the Squad Car and Fire Truck!”

The men and women of the Missouri City Police Department need your help to stuff 10 squad cars and one Fire Truck, with canned food and non-perishable food items all of which will be donated to local area food pantries to help feed those in need during the holiday season.

Join us for Operation Thanksgiving- “Stuff the Squad Car” on **Saturday, November the 23rd, from 8 am- 1pm** in the parking lot of the **Missouri City Police Department** at

**3849 Cartwright Rd in Missouri City**. The food collected will be donated to: ***Second Mile Missions, Bethel Ministry, Fort Bend County Women’s Shelter***

For more information, call Community Resource Officer Evett Kelly at **281-403-5830 or Officer Sonny Mcclamrock 281-403-8736**

**THUNDERBIRD NORTH**

**NEWSLETTER**