** Amendment to the Deed Restrictions **

The first Amendment to the Deed Restrictions has passed. This required a minimum of 67% of the homeowners to vote in favor, which is 390 homeowners. The neighborhood registered 393 votes in favor and 21 votes against. The association’s attorneys have verified the vote and the amendment has been filed with and accepted by the county.

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

The Annual Meeting of the Thunderbird North Community Association, Inc. was held on April 15, 2015. The board reported on the accomplishments over the past year as well as the goals and objectives for the coming year. There were over 25 residents in attendance who heard the city commit to resolving some of the continuing problems with drainage, bees, stray dogs and abandoned homes. 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. Watch for the signs, meet your friends and neighbors as well as help the community serve everyone’s needs.

**Cell Tower**

The homeowners returned 72 ballot proxies for the Cell Tower vote. In Favor 56, Against 16. Two ballot proxies were received after the voting closed; 1 in favor and 1 against. The board has approved the contract for SkyWay towers to move to the next phase which includes further feasibility studies, getting a zoning waiver and a specific use permit from the city.

** 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, 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. The HOA needs more volunteers to perform the necessary tasks or will have to start evaluating the hiring of a management company to perform the necessary tasks. Please call and volunteer some of your time. 281-438-1188.

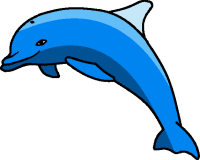
 **Pool Season is Upon Us**  

Pool Season is a time for fun and relaxation with the family. Swim Tags will be sold at the pool on Saturday, May 16 and Sunday, May 17 from 10 AM till 6 PM. Memorial Day Weekend 10 AM to 6 PM Saturday through Monday and Saturday May 30 and Sunday May 31 from 10 AM to 6 PM and tags will also be available at the pool on weekends through June 14, 2015. If you miss these dates you may contact Charles Eubanks 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, Sunday and Monday (Memorial Day), May 23, May 24 and May 25. The pool will be open Saturday and Sunday, May 30 and May 31 only and the full season starts Friday, June 5 and continues 6 days a week (closed Mondays) until Sunday, August 23, 2015. The pool will be open on Saturday, August 29 and Sunday, August 30 from 10 AM to 6 PM. The pool will be open 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 pool company will make swimming instructors available for 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.

The April rains shifted the deck and revealed extensive damage to the supports. The bottom line was that the deck would come down soon. Your Board evaluated the options and decided to finally fix the problem correctly. The deck is being removed and shade is being installed around the pool. This was not planned for this year; however, nature cannot be scheduled.

 **Swim With the Dolphins** 

The Quail Valley Dolphins Swim Team will be calling the Thunderbird North swimming pool home this year.  The Dolphins will be using the pool as their practice facility later this spring and into summer.  The swim team will also be teaching young swimmers to swim in their Learn To Swim program.  The Dolphins are inviting all young residents of Thunderbird North to come swim with the Dolphins.  Swim team registration and Learn To Swim enrollment is now open online at QVST.org.

 **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 2015 Assessments **

The Annual assessments were due as of January 15, 2015. The invoices that were sent out in December only reflected the 2014 and 2015 assessments. 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 that have an error. If we do not receive any information about errors in the past due statements they will be considered accurate. Payment plans must be reaffirmed in writing in order to comply with state regulations. If you receive a past due statement next month and have a payment plan be sure to contact us so we can get the necessary paperwork recorded.

We feel 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. 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 **

The Garden Club made a trip to the nursery and chose flowers for the front entrance, now that the construction dust is settling and as soon as the sprinkler system is repaired the planting will begin. 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

Please mark your calendars for our upcoming events: July 18 is our annual Summer Splash Party and  
October 6 is National Night Out. Both events will be held at the pool and will include free pizza, games, prizes and fun ! Come out and meet your neighbors and have a good time!

**If you would like to help or would like to bring some food (cookies, fruit etc.) please   
call 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. Old basketball goals that are damaged must be repaired or removed.
6. 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 our 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)**.**

** Trees **

Trees have a life span; Willows, Ash, Tallow, Fruit and most ornamental trees only last 25 to 30 years and then start dying. Homeowners have always been required to remove dead trees and stumps by both Deed Restrictions and City Code. Branches rubbing on the roof cause leaks that insurance companies will not cover. The issue is becoming more urgent lately; Eastfield – Pear tree fell covering a parked car, Indian Wells – Tallow tree dropped a large branch damaging the siding next door, Cherry Springs – Large branch fell bouncing off the house next door and landing on the fence, Cherry Hills – Large stump fell hitting the house (if it had fallen in the other direction and it would landed on the sidewalk), Hilton Head – Large tree fell covering yard and driveway. **Please check and prune your trees before someone gets hurt – it may be the kid playing next door!**

 **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 maintenance issues is currently vacant. This position coordinates the repairs to the community common areas and the contracts for landscaping, pool services and other community needs. This position listens to the residents and helps plan improvements to the community common areas that benefit all residents. 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 no later than May 17 so the new member may be voted on at the May meeting on May 20, 2015.

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

Ever wondered what you can do to keep your home more protected from a burglary?  The Missouri City Police Department offers home security surveys at no cost to residents.  If you would like an Officer to come talk to you about protecting your home please call Sergeant Pete Alvarado at 281-403-5890 or email him at [palvarad@missouricitytx.gov](mailto:palvarad@missouricitytx.gov).

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. We will hold meetings about the by-laws and send the final proposal to the attorney for preparation. The suggested changes will be very simple and will be focused on making the By-Laws and Deed Restrictions agree with each other. Watch for announcements on the website and at the monthly meetings for more detailed updates.

**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.**

**THUNDERBIRD NORTH**

**NEWSLETTER**

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