

North Lakes Homes Association

July 2006 Newsletter

Pool Concerns

On June 24, we had an incident at the pool involving the consumption of alcoholic beverages. We would like to remind everyone that alcoholic beverages are not permitted in the pool area. In this case, the incident resulted in a physical altercation. In order to avoid the recurrence of any such issues, we request and appreciate your cooperation in ensuring that no alcoholic beverages are brought to the pool by residents or their guests.

HACCD Web Site

HACCD, the company that assists in management needs for the association, hosts a Web Site for its members. North Lakes has a section available for our use. Meeting minutes, Pool rules, Amendments, Bylaws, and the Declaration of Restrictions have been posted to this site. To access it, go to www.HACCD.org, and select "Missouri Associations" at the top of the page. "North Lakes" is listed about halfway down the list. Newsletters will also be posted to the site in the future. If you do not have a copy of the Bylaws or the Declaration of Restrictions, please access them at the Web site, and print a copy for your reference.

Compliance with HOA

Restrictions

Everyone in the neighborhood should have a copy of the bylaws and Declaration of Restrictions. The bylaws and restrictions are intended to protect the value of your home, and to ensure that North Lakes remains a beautiful neighborhood for years to come. Our neighborhood is generally well maintained, but there are a few exceptions. Keeping homes in good condition ultimately affects your resale value as well as that of your neighbors. The Board has reviewed the restrictions to bring them up-to-date and ensure that they remain relevant, and is now initiating follow-through to ensure compliance.

What does this mean to me?

First, any significant changes to the appearance of your property require authorization by the Architectural Committee, including house painting, roof replacement, replacement windows, adding or replacing a deck or fence, etc. Architectural Requests are not intended as onerous barriers to reasonable requests, but rather a safeguard for all that the neighborhood maintains a high standard of appearance and uniformity. Your cooperation in this endeavor is greatly appreciated.

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Second, the Declaration of Restrictions requires that homes be appropriately maintained, and not be allowed to deteriorate. This should be a matter of pride and self-interest for homeowners, but sometimes circumstances keep us from paying immediate attention to our property. When this occurs, the homes association will send a letter to advise the homeowner of those issues to be addressed. Your cooperation in proactively addressing these concerns will avoid unpleasant conflicts, and the need to pursue additional measures.

A resolution has been drafted for consideration by the community that outlines the process to deal with non-compliant properties. There is no desire to implement such proceedings, but it is necessary to maintain a fair and consistent application of the rules, or else we may forever forfeit the ability to enforce a standard that helps maintain our neighborhood's beauty, and the resale value of our homes.

Let's keep North Lakes a neighborhood in which we can all be proud to live.

Pets in the Neighborhood

Local ordinances require pets to be appropriately restrained outside of the home, and noise ordinances require that pets not be a public disturbance at any time. We remind people not only to be considerate of others, but to ensure the safety of all. An area resident has been bitten along Revere by a dog that has not been restrained.

Yard Signs

Again, we remind people that the only yard signs allowed in the community are real estate signs. With pending elections there is a tendency to offer support to candidates that reflect our personal beliefs, but campaign signs and others should be restricted to window placements. With recent hail damage, some residents have displayed signs for roofing or siding companies. Since placement of such signs can result in significant savings, we have not aggressively pursued their removal, but these signs should only be in place for a few weeks, at most.