

# North Lakes Homes Association

## September 2006 Newsletter

### 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 gain access, go to [www.HACCD.org](http://www.HACCD.org), and select "Missouri Associations" at the top of the page. "North Lakes" is listed about halfway down the list. **Please note that newsletters will only be posted to the site in the future – they will no longer be delivered to your door.** 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.

### New Neighbors:

We'd like to extend a warm welcome to our new neighbors this year:

Maury & Jean Bouas	6308 NW. 78th St
Janis Bush & Mark Bossert	7814 N. Dalton Ct
Michael & Christine Clippinger	5910 NW 78th Ter
Jane Haddock	7807 N. Dalton Ct
William & Mary Inghram	7830 N. Revere
Hans & Julie Nissen	7815 N. Dalton Ct
Tom & Debra Scott	6212 NW 77th St

### Annual Meeting:

The annual meeting is scheduled for Thursday, Oct. 19 at 7:00 p.m.. The meeting location is the Plaza Middle School on 72<sup>nd</sup> Street.

### Fall Garage Sale:

The fall garage sale will be held Friday eve and Saturday, September 29 – 30.

### 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 is reviewing the restrictions to ensure that they remain relevant and is implementing a consistent process 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 was bitten along Revere by a dog that was 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 personal beliefs, but campaign signs and alike should be restricted to window placements. With recent hail damage, some residents have displayed signs advertising roofing or siding companies. Because these signs can result in significant savings for the home owner, the association has not asked for their removal. However, their placement should be limited to the duration of the construction work.