

North Lakes Homes Association

December 2005 Newsletter

North Lakes Annual Meeting

The annual meeting was held on October 20, and new officers were elected to the Board. The officers for the coming year are:

Jim Menown – President
Alex Maslow – Vice President
John Rolf – Treasurer
Keith Phillips – Co Secretary
Larry Bates – Co Secretary

Topics addressed during the meeting were completion of the 77th Street ravine project, discussion of the Bylaws and Declaration of Restrictions, a proposal to increase dues by \$10 per quarter, and a “straw poll” regarding the possible creation of a community shelter for neighborhood events.

The 77th Street ravine project was completed with the majority of the funds contributed by the city’s PIAC committee for public improvements. John Rolf worked diligently over the past two years to ensure that the project was approved and finished. There were some issues with contractors not providing advance notice of work being done, but to the extent possible, homeowners were advised of the plan and when to expect disruption.

Dues to Increase \$10/Quarter

At the annual meeting, a proposal was made to increase the quarterly dues by \$10. The rationale for the increase is to create a separate fund that will help defer the eventual cost of lake dredging. Sometime in the next few years, dredging will become necessary. Setting aside funds now will reduce the amount that needs to be funded through any future assessment of the neighborhood.

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. The Bylaws, amendments, and 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 Lake” is listed about halfway down the list.

Snow Removal

After the slow response during the first snow storm, Jim sent a letter to Public Works. When the second storm came, we received same-day response.

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Volunteers still needed

“Many hands make light work.” While over a dozen people have volunteered for committees, more are always welcome! Five people have volunteered for the Social committee, two for Landscaping, three for Neighborhood Watch, three for the Pool committee, one for Welcoming Committee, and two for the Architectural Committee. If you’d like to join any of these committees, call any board member to volunteer.

Community Shelter

The Board is evaluating a suggestion to create a neighborhood shelter to be used for community events and meetings. The common area below the dam has been named as one possible location. An update will be provided when we have more details.

Bylaws and Restrictions

With homes built on all of the lots in the neighborhood, control of our board shifts from the developer to our residents. With this in mind, the Board is beginning the process of reviewing the Bylaws and Declaration of Restrictions to ensure that our neighborhood remains a great place to live. Some terms and procedures may be updated to avoid future problems, others may be removed as “outdated.” New conditions may be added to protect the value of our homes in the future. As proposed revisions are developed, future newsletters will provide guidance for you to have input into this process.