

# Northglen News

• Community Newsletter

• Northglen Homeowners Association, Inc.

• December 2018

## Board of Directors

**Adolphus Moore**

**Larry Peak**

**William Brewer**

**Wendy Wylie**

**Alexa Dantone**

**Paulene White Giddings**

**Klaudia Weston**

**Randall Management**

6200 Savoy Drive, Suite 420

Houston, Texas 77036

(713) 728-1126 Option 3

**Northglen**

**Management Team:**

**Direct Number for Team**

**832-702-4782**

**Kiara Herrera**

Assistant Manager

kherrera@randallmanagement.com

**Imelda Garza**

igarza@randallmanagement.com

**Jane Godwin**

**Team Supervisor**

**Collections**

**713-728-1126 option 1**

(Account Receivables)

Collections@randallmanagement.com

Collections2@randallmanagement.com

Collections3@randallmanagement.com

Collections4@randallmanagement.com

**Sherriff's Office**

**Non-Emergency**

713-221-6000

**Emergency Call 911**

## 2019 Assessment Fees

Your Annual Statement is enclosed in this mailer. Your annual assessment is \$236.00. The Association is asking for a \$35.00 voluntary contribution which will be placed into the reserves account for any capital improvements. Assessments are due on January 1, 2019 and are late on February 1, 2019. Remember, monthly penalty fees begin accruing on February 1, 2019. Please do your part to keep the fees as low as possible by paying on time!

**Take Advantage of the**

**3 Month Payment Plan**

**Pay 1/3 in January**

**1/3 in February**

**& 1/3 in March**

## Please Pay Your Annual Assessment Fee!

There are several options available to make your assessment payments by visiting [www.cabanc.com](http://www.cabanc.com) and making a one-time payment or setting up automatic payment plan withdraws. If you decide to submit your payment online, you will need the management ID **3053** and association ID **NG00 (that's two zeros)** and your six digit account number (e.g. 123456) which is listed on your statement. If you have any problems submitting your payment, please contact the bank directly by calling 1-866-800-4656.

Per the Association Collection Policy, all unpaid accounts will be turned over to the Association's Attorney for Collections. Please pay on time & avoid costly & unnecessary legal fees. Once the matter is turned over to the Association's Attorney for legal action, your cost will increase dramatically. Please work with us to avoid these unnecessary legal fees. Contact the Account Receivables Department to discuss your account and work out a payment plan and as long as you are making your monthly installments, the collection fees will stop accruing. Once the matter is forwarded to the Association's Attorney, Randall Management will not be able to offer you a free payment plan.

## Northglen Vehicle Policy

The Association has received and heard from numerous homeowners. Issues brought forth are, too many vehicles on the streets, mailboxes are being blocked, trash cans are being blocked, etc. Another issue that is continuously brought up is the commercial vehicles in the community. The Association has heard all the reports and a policy has been drafted and approved which will become effective on January 1, 2019. The policy will allow the Association to assess fines to homeowners that are not in compliance. The Board decided to hold the fines until April 1, 2019, in order to provide the owners time to plan for the changes. The policy was included in the Fall Newsletter and is included in this mailer. If you need an additional copy, please contact our office to obtain a copy.

## Randall Management Holiday Schedule:

- Closed December 21 at Noon through January 2, 2019 for Christmas and New Year's Holiday
- Normal business hours will resume on January 3, 2019



*The Board of Directors and Randall Management would like to wish everyone a  
**Safe and Happy Holiday Season!***



### **Northglen Annual Holiday Lighting Contest**

The Northglen Board of Directors are excited to announce the Annual Holiday Lighting Contest. Judging will be conducted between December 6th through December 15th. The most festive homes will be recognized for the holiday decorations.

The judging will consist of several factors including but not limited to the decorations and lights themselves. Is your home in compliance with the neighborhood's deed restrictions? If not, please correct any outstanding items immediately to ensure your eligibility in this contest.



There will be two winners and each winner will be awarded a \$100.00 gift card from Home Depot to assist with the everyday maintenance and upkeep of your property.

### **Trash Services**

The regular trash pick up is scheduled for every Tuesday and Friday, recycling is scheduled to be picked up every Friday, and Heavy pick up is scheduled for every other Tuesday. If you are unsure of the pick up days or have questions, please contact **WCA at 281-368-8397**.

Please do not place your trash out for pickup until after dark on the night before the trash company is scheduled for pick up. The containers must be placed out on the curbside with at least 3 ft. of unobstructed space around the containers. The containers must have the lid closed in order to prevent material to be blown onto the streets. If items are placed on or outside the containers, they will not be picked up unless it is on the scheduled bulk collection days. It is also important that you remove your trash container as quickly after the trash is picked up. Place cans out of view as soon as you return home. If you are going to be out of town, please ask a friend or a neighbor to help you out by removing your can after trash pick-up.

The Association sends "Trash Can in View" violations letters, so please make sure that the cans are placed out of view after pick up.

**The trash and recycling services for Northglen are not part of the Owners Annual Assessment payments, the service is paid through your water bills sent by Langham Creek Utility District. The trash company is WCA and if you have any questions regarding the trash/recycling service or need a replacement container, please call WCA at 281-368-8397.**

### **Water District Management - WDM**



**Water District Management**

The Utility District has arranged WDM to accept payments at the Northglen Clubhouse located at 6532 Barker Cypress, Houston, TX 77084. WDM will be accepting payments on Tuesdays and Thursdays between the hours of 10 am. - 3 p.m. A drop box was installed at the clubhouse for the convenience of all residents in Langham Creek UD. If you have any questions regarding the schedule or your water bills, please contact WDM directly at 281-376-2334.

To report any water, sewer, or drainage issues, please contact WDM directly by calling 281-376-2334.



**BOARD RESOLUTION OF  
NORTHGLEN ASSOCIATION**  
*Regarding Adoption of  
Vehicle Policy*

**DATED: September 19, 2018.**

Effective Date: January 1, 2019

STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS       §

I, the Secretary of **NORTHGLEN ASSOCIATION** (hereinafter referred to as the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 19<sup>th</sup> day of September, 2018, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution regarding the adoption of this Vehicle Policy to provide clarification and specificity regarding certain restrictions contained with the Covenants, Conditions & Restrictions, Rules and Regulations of the subdivision.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, Association is governed by Restrictions found in the Real Property Records of Harris County under clerk's file numbers: F648264; F690044; H001158; G653617; H756137; H758136; H001159; and H744331;

WHEREAS, Texas Property Code § 204 provides for the Association's Board authority to regulate the appearance of the subdivision and create guidelines, to clarify for its own use the enforcement policies to be used in enforcing the Restrictions;

THEREFORE, the following clarifications and policies shall be used by the Association in enforcement of the Covenants, Conditions and Restrictions and all modifications, amendments, supplements and additions thereto:

WHEREAS, Article III, Section 3 of the Covenants, Conditions and Restrictions states, in part:<sup>1</sup>

*The Association may make whatever rules and By-Laws it deems  
desirable to governing the Association and its members [...]*

WHEREAS, Article IV<sup>2</sup> of the Covenants, Conditions and Restrictions states, in part:

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<sup>1</sup> Note: This language is found in Article III(3) for Northglen Sections 1-3 and Article III(4) for Northglen Section 4

<sup>2</sup> Note: This language is found in Article IV(9)(b) for Northglen Sections 1-2; Article IV(8)(a)(3) for Northglen Section 3; and Article IV(7)(b) for Northglen Section 4;

*No truck, camper, trailer, automobile, boat – whether powered or sail or otherwise – or other vehicle will be stored, parked or kept on any Lot or in any street for more than sixty (60) hours during a seventy-two (72) hour period [...]*

WHEREAS, Article VI<sup>3</sup> of the Covenants, Conditions and Restrictions states, in part:

*No boat, mobile home, trailer, boat rigging, truck larger than a three-quarter (3/4) ton pickup, bus or unused or inoperable automobiles shall be parked or kept in the street [...] for more than twenty-four hours at a time [...]*

THEREFORE, the following policy shall be used by the Association in enforcement of the Vehicle prohibition(s):

**Commercial Vehicles / Recreational Vehicles:**

**1.1 GENERAL PROVISIONS:**

1.1.1 Unless otherwise provided by the Association's Declarations, Commercial or Recreational vehicles may only park within the Association while loading, unloading or otherwise performing services for an owner and/or tenant, and must not be left un-attended. No Commercial or Recreational vehicle is permitted to block or hinder the ingress or egress of traffic through the Association.

1.1.2 "Commercial Vehicle" means any of the following:

- Any vehicle that displays one or more commercial signs;
- Any vehicle carrying commercial equipment;
- Any vehicles containing more than two axles;
- Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual without any additional commercial equipment or commercial logos, signs or displays;
- Any vans with logos, racks or visible equipment;
- Any vehicle displaying the internet site, email address, or the phone number of any business;
- Any box or flatbed trucks or trailers;
- Any construction-type vehicle or equipment (e.g. bulldozers, backhoes, tractors);
- Any vehicle with a Gross Vehicle Weight Rating over thirteen thousand pounds (13,000 lbs.); or
- Limousines, Wreckers, Taxi-cabs, busses, food trucks or trailers and ambulances.

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<sup>3</sup> Note: This language is found in Article VI(4) for Northglenn Sections 5 and 6

1.1.3 "Recreational Vehicle" means any of the following:

- Boats, campers, trailers, RVs, watercraft, aircraft, four-wheelers, etc.

1.2 PARKING:

1.2.1 Storage: A vehicle is considered stored if it is not used or moved for more than forty-eight (48) hours. Commercial vehicles, recreational vehicles, inoperative vehicles and/or vehicles without current registration and inspection may not be stored in driveways or streets, and must be stored out of public view, unless otherwise provided by the Declarations.

1.2.2 Street Parking: No more than one vehicle per lot may be parked on the street at any time. No vehicle may be parked on a street which shall impair the ingress or egress of cars from driveways. No vehicle may be parked on a street which will impair mail delivery. No car may be parked on a street for more than sixty (60) hours in a seventy-two (72) hour period. All vehicles parked in the street must be faced in the direction of traffic-flow.

1.2.3 Unconventional Parking: No vehicle of any kind may ever be parked in the yard or on the sidewalk by any person. Likewise, no vehicle may block access to trash cans or to residential mailboxes at any time.

1.3 FINES AND PENALTIES:

1.3.1 Violations of these policies will result in the following action by the Association:

1 <sup>st</sup> Violation:	Warning Letter, no fine, 30 days to cure
2 <sup>nd</sup> Violation (within six (6) months):	Warning Letter, \$75.00 fine
3 <sup>rd</sup> Violation: (within six (6) months):	Warning Letter, \$75.00 fine
Subsequent Violation (within six (6) months):	Additional weekly fine

1.3.2 Successive fines may be imposed against a single owner or resident for the same type or for different violations as set forth in each violation notice. Such fine(s) shall become immediately due and payable. The collection of fines will be dealt with in the same manner as any past due debt to the Association. Collection of fine(s) will be administered by the managing agent or legal counsel for the Association. All costs associated with the collection of any fine, including attorney's fees, incurred by or attributable to any such violation(s), shall be assessed or billed to the violating owner's and/or tenant's account.

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of adopting this Supplemental Deed Policy for filing in the Real Property Records of Harris County, Texas.