

NORTHGLEN NEWS

*The Board of Directors
would like to wish everyone
Good Health During These
Tough Times!*



*A Community in the
Langham Creek UD*

May 2020

A Community Newsletter

Board of Directors

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6200 Savoy Drive,
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Houston, Texas 77036
Phone
(713) 728- 1126

Northglen
Management Team:
Direct Number for Team
(832) 702-4782 or
(713) 728-1126, Option 3

Kiara Herrera
Assistant Manager
kherrera@randallmanagement.com

Imelda Garza
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Jane Godwin
Team Supervisor

Collections
(713) 728-1126, Option 1
(Account Receivables)
Collections4@randallmanagement.com

Trash Company—WCA
(281) 368-8397

Water Company—WDM
(281) 376-8802

Sherriff's Office
Non-Emergency
(713) 221-6000
Emergency Call 911

2020 Community Events Cancelled



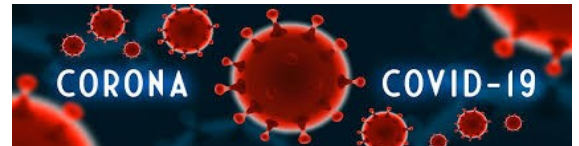
Due to the ongoing concerns with COVID-19, the Board of Directors has made a very difficult decision to cancel all community events and close the pool for 2020. The Board discussed and met with the pool company prior to making the decision. Although, this was a very difficult decision, the Board is confident this will assist to stopping the spread of the virus.

Randall Management Lobby Closed to Public

On Wednesday, March 25, 2020 the lobby of Randall Management was closed to the public to stop the spread of the COVID-19 (CORONA) Virus. Although, the lobby is closed to the public, the office is fully operational. Payments may be made via regular mail, online, or through the office doors. Payments are processed daily. If you would like a receipt, you may note it on the payment and our office will email or mail you a receipt. If you are struggling with paying your Assessments, please contact the Account Receivables Department for assistance. Randall Management offers free payment plans. Please call (713) 728-1126, Option 1 for assistance.

The Association Managers are working remotely and in the office periodically and may be reached via phone or email. Assistant Managers are in every other day to maintain social distancing. ACC Application may be mailed or emailed to igarza@randallmanagement.com for processing.

Thank you for your patience and understanding during this difficult time for all. Please be safe and practice social distancing.



Safety Precautions

Please read and practice the following actions to help stop the spread of the COVID-19 virus. The best way to prevent illness is to avoid being exposed to the virus.

- ◆ Clean your hands often, either soap and water for 20 seconds or using hand sanitizer with at least 60% alcohol;
- ◆ Avoid close contact with people who are sick;
- ◆ Put at least 6 ft. of distance between yourself and other people;
- ◆ Cover your mouth and nose with a cloth face cover when around others;
- ◆ Cover your cough or sneeze with a tissue, then throw the tissue in the trash;
- ◆ Clean and disinfect frequently touched objects and surfaces daily.

Please visit, www.dshs.texas.gov/coronavirus for official updates.



Board Position Vacancy

The Board would like to announce a vacancy on the Board of Directors. Each Board position is a volunteer position and work alongside the management team. Members normally meet once a month and assist with community events when possible. The position will assist in budget reviews, project reviews, legal matters and financial reviews. The position term expires in 2021. If you would like to be considered for the position, please submit a letter explaining your interest via email to igarza@randallmanagement.com. Please explain why you would like to join the Board. Applicants must be a property owner of Northglen Association.



Being A Good Neighbor

Maintenance

Protect One of Your Most Valuable Investments By Developing a Consistent Maintenance Schedule

By doing some simple preventative maintenance, you can extend the life of your home and minimize costly repairs.

Painting - It is important to put a good coat of paint on your home. This means painting every four years on an average depending on the quality of the paint. Painting obviously improves the appearance of your home and protects your wood from the elements reducing rotten wood. Don't forget your ACC application, which must be processed and approved first! See attached ACC Application or visit www.randallmanagement.com/northglen/.

Gutters - Gutters need to be cleaned out on a regular basis. Gutters that fill with water and do not drain properly need to be cleaned. The extra weight will cause the gutter nails to become loose and the gutter will sag or fall from your home. Gutters are important to protect the fascia boards which will rot more rapidly without the protection of gutters. Gutters also assist with properly draining water from your foundation.



Landscaping - Now that it is warming up, it is time to trim back the foliage damaged by the freeze. Trees, shrubs, and seasonal flowers add a great deal to the value of your home and the community. Please remember that over time, trees and shrubs can become overgrown and deter from your home. Please keep your landscaping trimmed so that it enhances your home and does not interfere with the street. We have received several complaints that branches from trees are damaging vehicles and hitting joggers when using the sidewalks.



There are a variety of services available by visiting www.randallmanagement.com/northglen/. The Association documents, ACC Applications are available for printing. You may also submit your Annual Assessment payment. If you need account information, you may request an account history or even request a payment plan. Received a letter or would like to report a deed violator, sent an email directly to the Management Team for assistance. Also, if you recently moved, changed your telephone number or need to update your tenant's information, you may do so directly from our website.

ACC Committee

Springtime is the season to make repairs and upgrades to the exterior of your home including the landscaping. Please don't forget to submit your ACC application before making a change to the exterior of your home. The ACC Committee tries to process the applications as quickly as possible. Supplying the specifications of your improvement and a sample or detailed list of materials to be used will also help speed up this process. If you need an ACC applications, see attached application or you may download and print one by visiting www.randallmanagement.com/northglen/.



Keeping Our Drains Clean

Did you know that you are responsible to keep the curbs in front of your property clean and free from yard waste and other debris? The curbs direct rain water to the County's storm drain system and the water needs a clean path to flow through to the drains. Grass growing in the curbs and blocked drains disrupt the free flow of water and may contribute to the high water that we typically see with a heavy rain.

Also, it is illegal to sweep or blow any lawn clippings, leaves or other debris into the county drains. Please remind your lawn crews to take your clippings with them. Please report residents that are continuously disposing their lawn clippings down the drains to the county by calling (281) 353-8424.

Sewer Issues

Note, sewer back ups to individual homes are the responsibility of each owner in cleaning out. If an owner neglects cleaning sewage back ups, please call the Health Dept at (713) 439-6000.

Being A Good Neighbor

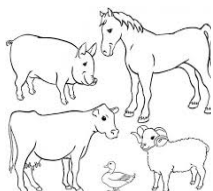
1. Be a Responsible Pet Owner

Please be considerate and clean up after your pet! It is frustrating for residents to find droppings throughout their property.

Also, animal waste may contain harmful organisms such as Giardia, Salmonella and E. coli that can be transmitted to humans and other animals by ingesting contaminated water.

Please report unleashed dogs and cats to Harris County's Animal Control, (281) 999-3191. Cats are not an exception!

2. No Farm Animals Allowed



Chickens, roosters, and pigs are not allowed as pets in Northglen. Ponies and Horses are also not allowed to be kept in the community. Domestic animals such as cats and dogs are the only types of animals allowed. Owners are limited on the number of cats and dogs. Legal action will be taken against violators.

3. Mosquito Abatement

The Association has a Mosquito contract to spray the subdivision. We ask that you do your part by eliminating standing water on your property.



4. Stop At the Stop Signs

Always stop at the stop signs. This law has no exceptions!

5. Drive Slow & Watch for Pedestrians



Please take the time to drive slowly through the neighborhood. It is also important that you instruct your friends and visitors to also be cautious and drive slowly while in our Community.

6. Report Vandalism and Suspicious Behavior to the Sheriff

Report vandalism to the common areas and keep an eye out for your neighbor's home, yard, and cars. If you see suspicious individuals or activity, call the Sheriff's Department at (713) 221-6000.

7. No Dumping In Allowed

Please do not dump heavy trash items in the common areas, easements, pipeline, and/or vacant property lots. This is burden on the Association. Be aware that if you are caught dumping in Northglen, you will be charged back for the cost of removal, receive a citation from the county and may be referred for legal action. Note, the county offers free disposal of large unwanted items at 3603 Spring Cypress Rd. Spring TX and is open Mon - Sat, 7 am - 3 pm.



8. No Businesses Allowed

Some homeowners are operating business in their home. Per the Deed Restrictions, All homes shall be used for single family residential purposes only and not for businesses.

9. Maintaining Your Yards

Deed Violation letters are frustrating, but they do help improve the appearance of the neighborhood. Take pride in your home and properly maintain the home and yard. There is a lot of brown grass in the subdivision that needs to be replaced. Many owners are considering installing sprinkler systems before summer's dry hot weather approaches. Please remember that an ACC Application is required for sprinkler system installation. Please remove the dead landscaping immediately and consider re-sodding or sprigging your yard with grass.

10. Vehicles Parking on Streets Inconsiderately



There have been issues with vehicles blocking other residents driveways, trash cans and mailboxes. If you have your vehicles or your guests vehicles parked on the street, please make sure that your neighbor's mailbox, trash can or driveway are not blocked. By blocking or parking behind your neighbor's driveway, it causes difficulty for your neighbor to safely reverse out of their driveway. Therefore, possibly causing unnecessary accidents. Please do not block trash cans on trash pick up day or block a neighbor's mailbox. It is very irritating for your neighbor to arrive and see that their trash can was not picked up due to your car blocking access for pick up. Please be a considerate neighbor and be aware of the issues your vehicle may cause.



Neighborhood Nuisance Abatement Act

What is the Neighborhood Nuisance Abatement Act?

The NNAA is a law designated to abate public nuisances in unincorporated areas of Texas counties. *Chapter 343 of the Texas Health and Safety Code.

What does “abatement” mean?

Abatement is the elimination of a nuisance by removal, repair, rehabilitation or demolition.

What constitutes a “public nuisance”?

Public nuisances are grouped into seven (7) categories:

1. Keeping, storing or accumulating trash on property in a neighborhood unless the trash is entirely contained in an enclosed container.
2. Keeping, storing, or collecting trash/junk or any unused, discarded or abandoned object, including newspapers, vehicles, refrigerators, stoves, furniture, tires and cans on property in a neighborhood for ten days or more, unless the trash or object is completely enclosed within a building or is not visible from a public street.
3. Maintaining property in a manner that leads to an unsanitary condition likely to attract mosquitoes, rodents, vermin or disease carrying pests.
4. Allowing weeds to grow on developed property in a neighborhood if such weeds are located within 300 feet of another residence or commercial business. What are weeds? Weeds are any unplanted growth or matter that is over 36 inches in height or, regardless of height, may create an unsanitary condition or become a home for rodents, vermin or any other disease carrying pests.
5. Maintaining a building in a manner that is structurally unsafe or creates a hazard to health, safety or public well-being because of poor maintenance, unsanitary condition, damage, fire hazard, or abandonment.
6. Maintaining a swimming pool on any property in a neighborhood that is not protected with a fence that is at least four feet high and that has a latched gate that cannot be opened by a child, or protected by a cover over the entire swimming pool that cannot be removed by a child.
7. Maintaining a swimming pool on abandoned and unoccupied property that is not protected by a pool cover over the entire pool that cannot be removed by a child, and a fence at least four feet high that has a latched and locked gate.

Do the seven (7) listed categories of public nuisances apply to any location within the unincorporated areas of Harris County?

No. Categories 1,2,4 & 6 apply only to neighborhoods. A neighborhood is defined as a recorded, platted subdivision or any property next to a recorded, platted subdivision and within 300 feet of the platted subdivision.

When does a nuisance become an offense?

A person commits an offense if the nuisance (as defined above) remains unabated after the 30th day from which a person receives notice from a county official, agent or employee to abate the nuisance. Each subsequent day a violation occurs is a separate offense.

What procedures are available to the county to eliminate nuisances?

If a person fails to abate a nuisance after 30 days from receiving a notice, a criminal prosecution or civil action may be started.

What can you do to help the county eliminate public nuisances?

When a public nuisance (as defined above) occurs in your neighborhood, file a complaint with HCPHES Environmental Public Health division. If that nuisance remains unabated 30 days after a county abatement notice has been received by the owner or occupant of the property in question, the health inspector may ask your assistance in identifying the owner/operator and acting as a witness in court. In addition to criminal prosecution sought by HCPHES, you may file a civil suit in the county or district courts.

What about abandoned property?

If the property in violation of the Neighborhood Nuisance Abatement Act is abandoned, a procedure known as a “title opinion” is conducted to determine the owner of the property. A notice is sent to the property owner named in the title opinion. If the site remains unabated and the notice to the owner is not received, a notice in a newspaper of general circulation is run for two (2) consecutive days in a 10 day period. If the owner still does not respond to the notice, the nuisance may be abated by the county with the cost being charged to the owner and a lien placed on the property.

3 Ways to File a Complaint

1. Call: (713) 274-6300
2. Fax: (713) 274-6475
3. On-line at: www.hcphes.org/eph/complaints



Community Involvement

Help Reduce Crime & Keep Our Street Lights Lit Up!

Report Neighborhood Street Lights
By calling (713) 207-2222 or
emailing the work order to
www.centerpointenergy.com/outage
Make sure to have the pole number
and address available.

*If not, there is a map on the website with
all the pole numbers, www.centerpoint.com*

Northglen Residents Can Help Get Rid of Illegal Bandit Signs!



The majority of the street signs are covered in them! They peddle everything from multilevel marketing schemes to credit repair, foreclosure rescue, landscaping service, political candidates and GARAGE SALES. Sometimes known as street spam, vertical litter or trash on a stick, bandit signs have become another part of a commercialized landscape.

What many don't realize is these signs are, in fact, illegal. Signs in the public right of way along roads and streets are not allowed per state, city and county laws. A right of way is the land alongside roadways, including utility poles, street signs and the area around them.

First time violators are at risk of being fined \$500 per sign per day and repeat offenders, \$1000 per sign per day. The only exceptions to the law are those signs erected, or authorized by a government agency. The Harris County Attorney's Office has a team of lawyers working on this issue every day. Many lawsuits have been filed against alleged violators in the last year, several of which have been settled.

It seems these signs continue to proliferate. Shrinking budgets and a lack of manpower can make enforcement difficult. Anyone interested in ridding Northglen of these illegal bandit signs has the ability to do so and we strongly urge you to get involved.

The Better Business Bureau is interested in receiving information about bandit sign offenders and you may file a complaint by visiting their website at www.bbbhouston.org

To report violators or find out more about becoming a "Bandit Ranger" contact the Harris County Attorney's Office at (713) 755-5101.



Clubhouse Rentals Postponed

Due to the concerns with the spread of COVID-19, reservations have been postponed until further notice.

For questions, please contact Kiara Herrera at
(713) 728-1126, Option 3 or email her at
kherrera@randallmanagement.com.

****Harris County**** Commissioner R. Jack Cagle's office - If you have questions or concerns regarding county curbs, street repairs, county drains, missing street signs, request for new street signs, county sidewalks, traffic signals installations, etc., please call the Community Assistance Department at (281) 353-8424 or email cadir@hcp4.net. If you would like to subscribe to the county newsletters, please by visit, www.hcp4.net/publications.