

Tiffany Park Homeowners Association

March 2012 Newsletter

P.O. Box 3861, Bryan, TX 77805



www.tiffanypark.org



support@tiffanypark.org

NEW BOARD MEMBERS & OFFICERS

At the annual meeting of the membership held on January 17th, five board members were elected for two-year terms. This year's five elected members included: Kathy Curtis, DeAnna Flusche, Eleanor Ford, Denise Maggard, and Dawn Parker. The four returning board members with unexpired terms are John Bush, Randy McGregor, Ronnie Starkey, and Chris Sullivan. The 2012 officers were elected on February 20th at the board's first monthly meeting. New officers and board member information can be found at the end of this newsletter.

NEW NEIGHBORHOOD SIGNS INSTALLED

A long process of negotiations, going through applications, acquiring permits, paying city fees and getting on contractors' schedules has finally resulted in the installation of our two new neighborhood signs. The new signs are located at the southwest corner of Tiffany Park Drive & Copperfield and at Oak Hill Drive & Copperfield. Preliminary landscaping has been installed with the final shrubbery to be completed in the next few weeks. The original wooden sign located at the northeast corner of Tiffany Park Circle and Copperfield will remain in place.

NEW STATE HOA LAWS IN EFFECT

The Texas Legislature recently enacted new laws affecting homeowners associations and the way in which they function. As a result, the board has engaged an attorney to review our By-Laws and Covenants, Conditions, and Restrictions to ensure we are in compliance with the new laws. The cost of this review is expected to be \$1,500. We will include a summary of the review on our website once it has been completed.

MAINTENANCE FEES DUE MARCH 31

For those who have not paid your annual maintenance fees, please remember to mail them in by March 31. Our fees are still only \$100 per year which is one of the lowest, if not the lowest, of any neighborhood association in the area. The mailing address to which you can send your check can be found at the top of this newsletter.

OVERWATERING BECOMING AN ISSUE

Those driving down Copperfield Drive between Boonville Road and Tiffany Park may have noticed that there have been a few trees that have died and have been removed. The board was recently notified by Stephen Voltin, our landscape contractor and a Tiffany Park homeowner, that these trees have died as a result of too much water runoff from the properties backing up to these trees. Due to the slope from these properties to the street, the only solution is to reduce the frequency of the sprinkler systems on these properties.

We ask that you take notice of these locations to determine if your property is one that is affecting the trees. If so, please consider modifying your sprinkler schedule to reduce the amount of runoff from your property.

THANK YOU!

Many thanks go out to our homeowners who conscientiously comply with the CCRs of our Association. In particular, your voluntary cooperation in keeping garbage bins out of view from the street except on pick-up days, keeping driveways free of trailers or boats, and no overnight parking in the street is appreciated. Your compliance in these areas goes a long way in maintaining our neighborhood as one that shows our pride, and one that is desirable to prospective buyers.

YARD OF THE MONTH TO RESUME IN APRIL

Awards for Yard of the Month will resume in April. Two winners will be selected each month and the winners will be contacted to obtain permission before a sign is placed in your yard. The recent rains have been very welcome, especially in getting our lawns and landscapes going after a brutal summer last year. Now is a great time for re-planting before the triple digit temperatures return.

All are encouraged to make nominations for Yard of the Month. You can submit your nominations via the "Contact Us" form on our website or by contacting Kathy Curtis, Vice President for Landscape at the contact information listed below.



UPDATED INFORMATION ON WEBSITE

The Board has taken efforts to update the tiffanypark.org website and to begin using it more to provide important information regarding our neighborhood. In addition to our By-Laws and CCRs, minutes of prior board meetings and financial reports can be found on the "Documents" tab. Meeting notices, prior newsletters, and other current issues can be found on the "News & Events" tab. Use the "Contact Us" page to send the Board questions or to report neighborhood related issues.

The Board will also utilize the website and email updates to provide homeowners with critical news when the need arises to get information out in a timely manner. If you are not signed up to receive emails, please visit the main page of our website (the "About Us" tab) and click on the link at the bottom of the page to sign up and receive email updates .

TPHOA MEETINGS

The Board of Directors meet on the third Monday of each month at the Carriage Inn located at 4235 Boonville Road between Copperfield and Woodcrest. The meetings begin at 7pm and are open to all homeowners. Please feel free to attend if you have comments or questions for the board.

2012 BOARD OF DIRECTORS

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