

Tiffany Park Homeowners Association

June 2012 Newsletter

P.O. Box 3861, Bryan, TX 77805



www.tiffanypark.org



support@tiffanypark.org

SPECIAL MAILING TO ALL HOMEOWNERS

After meeting with Randy Haynes, an official with the Planning and Development Department of the City of Bryan, the TPHOA Board of Directors has decided to begin the process of petitioning the city to establish our subdivision as a Residential Neighborhood Conservation District for all fifteen phases of Tiffany Park. This zoning category was created by the City of Bryan in 2006 to provide neighborhoods with a powerful tool which may be used to protect and preserve the distinctive residential character of the neighborhoods acquiring this designation.

Every property owner of record will soon be receiving a petition form along with a copy of the applicable Ordinance #1585. The petition can be presented to the Planning and Zoning Board for approval and then to the City Council for final approval if it is signed and notarized by at least 66% of the owners who agree to the zoning change. There will be more explanation regarding the petition in the mailing that you will soon receive.

For more information on what was discussed during the board meeting with Randy Haynes, please refer to the April 16, 2012 Board Meeting Minutes which can be found on the **Documents** tab of our website listed above.

T P H O A B Y L A W S U P D A T E

Mike Gentry of the West, Webb, Allbritton & Gentry law firm was recently retained by the Board to amend our Bylaws to bring them into compliance with new laws recently enacted by the Texas Legislature that affect homeowner associations. The amendments were reviewed and approved by the Board and have been filed with the county clerk. The new changes will have very little impact on our HOA, but were required and are now on the books.

For more information on the changes made, please visit our website and click on the **Bylaws Update** link listed under the "Current News" section on the right side of the webpage.

P L E A S E B E A " P O O P E R S C O O P E R "

If you walk your dog in the neighborhood, please be considerate of your neighbors' lawns by picking up after your pet.

A plastic grocery bag or newspaper sleeve make excellent scoops. There is also a trash can located at the north end of Tiffany Park specifically for this purpose. Your neighbors will appreciate you.

F E N C E M A I N T E N A N C E & R E P L A C E M E N T

The Board has received a few inquiries lately regarding responsibilities for repairing and replacing of fencing. This is a reminder that homeowners are responsible for repairing the fences that line their property. If your property shares a fence line with another homeowner, the responsibility for that fence is shared between the two homeowners.

If you are contemplating replacement, please remember that specifications include 6' by 4" cedar boards with caps constructed as a solid fence as opposed to the shadow fence construction. Our perimeter fences provide the "curb appeal" for the neighborhood. Once all of the current shadow fences have been replaced, the neighborhood will have a more uniform and pleasing appearance resulting in a greater appeal to prospective buyers.

M A I N T E N A N C E F E E S

Please note that the deadline for mailing in your 2012 maintenance fees has passed. If you have not yet mailed in yours, please do so right away to the address listed at the top of this newsletter to avoid interest and penalty fees.

YARD OF THE MONTH - APRIL & MAY

The Yard of the Month program has resumed and winners for April and May have been selected. Congratulations to the following winners:

April	May
3927 Park Hurst	4610 Park Haven
4606 Park Haven	3704 Park Glen

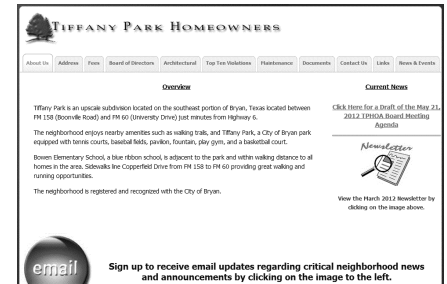


Many thanks go out to all of our homeowners for keeping your lawns in such great shape and thus making it tough on the Landscaping Committee to award only two winners each month.

Please visit the new Yard of the Month page on our website (**YOM** tab) to see past winners and pictures of the winning properties. As always, you are encouraged to make nominations for Yard of the Month. Please submit your nominations to Kathy Curtis, Vice President for Landscape at the contact information listed below.

WWW.TIFFANYPARK.ORG

Please remember to visit our website frequently to ensure you are receiving news on all issues affecting our neighborhood. We have added a "Current News" section on the right portion of the main page for this purpose. The website also allows us to provide you with more timely and detailed information regarding important issues (e.g. Bylaws Update, Rezoning Petition, etc.) than we can provide in these quarterly newsletters.



If you have not already signed up, please also register to start receiving email updates. In addition to meeting reminders, the board uses email updates to provide our homeowners with timely news whenever critical issues arise affecting our neighborhood. You can sign up for the email updates by clicking on the email button on the bottom of the home page.

TPHOA BOARD 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.

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