

Tiffany Park Homeowners Association

March 2013 Newsletter

P.O. Box 3861, Bryan, TX 77805



www.tiffanypark.org



support@tiffanypark.org

TIFFANY PARK OFFICIALLY A RESIDENTIAL - NEIGHBORHOOD CONSERVATION DISTRICT



Following the unanimous approval of the Planning and Zoning Board on January 17, the Bryan City Council gave its unanimous consent to the creation of the R-NC zoning designation to Tiffany Park at its February 26th meeting. This action was the result of securing the notarized signatures of more than two-thirds of the Tiffany Park property owners of record of each lot listed within the Brazos County Tax Rolls.

This zoning status gives notice to current owners and potential buyers of property within the Tiffany Park subdivision that the number of unrelated people living in a house is limited to two – the previous zoning ordinance limited it to four. Please note that our association's CC&Rs already restrict the number of unrelated people living in a house to two. This effort was initiated by the board to bring enforcement in line with our association's CC&Rs.

The board thanks those owners who were instrumental in making this happen including going door-to-door to secure the signatures needed. If you have further questions regarding the new zoning classification, visit our website and click on the link in the section discussing this subject. In addition, you can contact any board member via phone or email us at support@tiffanypark.org.

PEAK SELLING SEASON IS HERE



There are a number of properties currently for sale, with the busiest season upon us. When shopping for a home, buyers are also looking for a suitable neighborhood. The board congratulates our residents for the pride shown in our neighborhood as demonstrated by the careful and regular maintenance of homes and lawns – as well as your loyal compliance with our covenants, conditions, and restrictions.

Keeping faith with our CC&Rs not only indicates respect for our fellow residents, but also conveys an atmosphere of beauty and order to visitors and prospective buyers. If needed, a copy of our CC&Rs can be found on our website under the Documents tab.

IT'S PLANTING SEASON



Now that spring is springing, it's the perfect time to make additions to your landscape. A suggestion from the landscape committee is to screen the electrical boxes in many front yards with shrubbery or plants. Many of our homeowners have already found creative ways to disguise these boxes. Take a moment to drive around the neighborhood and you will find many successful ways to screen the boxes with plants.

IS YOUR HOUSE NUMBER VISIBLE?

Emergency responders need to be able to easily see our house numbers. Over time, some numbers have faded, have been obscured by shrubbery, or are just not easy to find. For your own safety, please be sure that your address is highly visible from the street.



REMINDER: 2013 Maintenance Fees Due By March 31st

Annual maintenance fees for the 2013 calendar year are due in the amount of \$100. The board strives to be the best stewards of our money so that maintenance fees do not increase, but that requires that everyone do their part. Payments should be sent to the address listed at the top of this newsletter.

YARD OF THE MONTH TO RESUME IN APRIL



Awards for Yard of the Month will resume in April. Two properties will be selected each month and the winners will be contacted to obtain permission before a sign is placed in your yard. All are encouraged to make nominations for Yard of the Month. Nominations can be submitted to Kathy Curtis, Vice President for Landscape via email at kathy@tiffanypark.org.

Please visit the Yard of the Month page on our website (YOM tab) to see past winners and pictures of the winning properties.

ARE YOU RECEIVING THE EMAIL UPDATES?

Email is becoming the main method for the board to communicate with our homeowners as it gives us a cheaper and faster way to communicate with you. If you are not receiving the neighborhood updates, please email support@tiffanypark.org and we will make sure to get you set up.



WWW.TIFFANYPARK.ORG



Please remember to visit our website frequently to ensure you are receiving the latest news on all issues affecting our neighborhood. The home page provides information on issues related to our neighborhood as well as initiatives currently being undertaken by the Board.

The website is also your resource for obtaining information regarding our neighborhood such as official documents (e.g. bylaws, CC&Rs), our mailing address, board info, etc. via the tabs located at the top of the home page.

NEW TPHOA BOARD OF DIRECTORS

At the annual meeting in January, five board members were elected for two-year terms expiring in 2015. The newly elected board members include Linda Bell, Angie Comer, Raul Pendas, Chris Sullivan, and Beth Williamson. The returning board members whose terms expire in 2014 include Kathy Curtis, Eleanor Ford, Denise Maggard, and Dawn Parker. At the February board meeting, the board elected officers whose names and positions, along with contact information, can be found below and on our website under the Board of Directors tab.

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. The agenda for each meeting is posted to the front page of the Tiffany Park website approximately three days before each meeting and meeting minutes are posted to the Documents tab of our website after each meeting. Please feel free to attend if you have comments or questions for the Board.

2013 BOARD OF DIRECTORS

PRESIDENT

Chris Sullivan
3701 Park Glen
(979) 393-8335
chris@tiffanypark.org

VP - ADMINISTRATION

Eleanor Ford
4740 Tiffany Park Circle
(979) 774-0271
eleanor@tiffanypark.org

VP - LANDSCAPE

Kathy Curtis
3705 Park Glen
(979) 307-3439
kathy@tiffanypark.org

VP - ARCHITECTURAL CONTROL

Angie Comer
4741 Tiffany Park Circle
(580) 504-8577
angie@tiffanypark.org

TREASURER

Raul Pendas
3616 Tracy Court
(979) 703-4814
raul@tiffanypark.org

SECRETARY

Denise Maggard
4912 Park Hampton
(979) 776-8732
denise@tiffanypark.org

DIRECTOR

Dawn Parker
3604 Dawn Court
(979) 774-0030
dawn@tiffanypark.org

DIRECTOR

Linda Bell
4918 Park Land
(979) 774-5490
linda@tiffanypark.org

DIRECTOR

Beth Williamson
3700 Park Glen
(979) 731-8262
beth@tiffanypark.org