

Tiffany Park Homeowners Association

Summer 2014 Newsletter

P.O. Box 3861, Bryan, TX 77805



www.tiffanypark.org



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MAINTENANCE FEE UPDATE



In the Spring newsletter, we mentioned that a motion was passed at our annual meeting in January to increase the TPHOA maintenance fees to \$110 per year beginning in 2015. We were recently informed by a homeowner that the TPHOA Covenants, Conditions and Restrictions were not followed regarding this motion. Specifically the CCR's require that in order to take this action, "the presence of members or of proxies entitled to cast sixty (60.0) percent of all the votes of the membership shall constitute a quorum." Given that we did not have the required quorum, we are unable to move forward with the maintenance fee increase.

As discussed at the annual meeting, one of the main purposes for this increase was to help build funds for capital projects such as the new column construction project. A secondary and equally important reason for the increase was due to rising expenses specifically related to landscape maintenance and utility costs. While the increase in expenses remain, the Board has decided not to pursue raising the maintenance fees at this time given the scrapping of the column project, plus our new tax-exempt designation that will save the HOA a significant amount in state sales taxes annually.

The Board is proud that our maintenance fees remain some of the lowest in the B/CS area and we continue to work on your behalf to keep them low. We will continue to review our ongoing expenses on an annual basis and if a fee increase is needed in the future, we will make sure to communicate that to you and follow the required steps to make that happen.

TIFFANY PARK HOLIDAY DECORATIONS



Based on the suggestion of a Tiffany Park homeowner, the Board is currently exploring options to outfit our Tiffany Park subdivision signs with holiday decorations beginning this upcoming season. Back in May, we asked you for feedback via email and our Facebook page regarding what types of decorations you would like to see and we received some very good suggestions. Linda Bell, one of our Directors, is heading up our holiday decorations committee. If you have any thoughts or suggestions regarding this effort, please contact her via the contact information located on the back of this newsletter.

TPHOA IS TAX EXEMPT!



After a lengthy application process, we have finally received notification from the IRS that the Organization of Tiffany Park Homeowners, Inc. is exempt from Federal income tax under section 501(c)(4) of the Internal Revenue Code. This designation gives us the ability to apply for exemption from sales tax with the State of Texas. Upon receiving notification from the state, we will notify our vendors and save over \$1,000 annually in sales tax. You can view a copy of the determination letter from the IRS on the home page of our website at www.tiffanypark.org.

COLUMN PROJECT NIXED



After careful consideration, the Board has decided to scrap the new column construction project. The construction of the new columns along Copperfield and East Oak Hill would have required half of the columns to be situated on homeowner property with the other half sitting on the city easement toward the road. The City of Bryan informed us that construction of any fixture on the city easement would require us to purchase liability insurance to cover us in the event that a motorist ran into any of the new columns. Given the amount and cost of the insurance that the city requires, the Board determined that it would not be financially feasible to move forward with this project. If you have questions regarding this decision, feel free to contact any Board member.

YARD OF THE MONTH WINNERS



Given the unusual length of cold weather this past winter, the start for the Yard of the Month contest was pushed back to May in order to allow grass and other plants time to green up. We would like to congratulate our two winners from May – 3701 Park Crest & 3928 Park Hurst.

All owners are encouraged to make nominations for Yard of the Month. Nominations can be submitted to Beth Williamson, Vice President for Landscape via email at beth@tiffanypark.org. Please visit the Yard of the Month page on our website (Landscape tab) to see past winners and pictures of the winning properties.

KEEPING THE FIRST 'C' IN OUR CCR'S



The first "C" in the CCR's of our HOA stands for "covenants". When we as homeowners in Tiffany Park sign the deeds to our homes, we are also signing a legal agreement to observe the covenants, conditions, and restrictions of our Association. We have legally promised to one another to abide by the CCR's and in so doing, to respect the expectations of our fellow homeowners in Tiffany Park, all of whom have a vested interest in maintaining the integrity of the neighborhood and in preserving and enhancing property values. When the CCR's are not followed, it affects every other member of our HOA.

The Board relies on our homeowners to help police our neighborhood. If you see a violation, please contact a Board member. We also want to thank all of our homeowners who promptly take action when alerted of these violations. We encourage all of our homeowners to continue observing the CCR's as this is what keeps our neighborhood more attractive than those without neighborhood associations.

REMINDERS

NEW CONSTRUCTION / FIXTURES

Please remember that any alteration, addition or replacement to your property – fences, sheds, room additions, etc. – requires submitting a plan to the architectural committee for approval. This requirement is included in our CCR's and serves to preserve the integrity of your home and neighborhood.

IS YOUR HOUSE NUMBER VISIBLE?

Some house numbers have become less visible from the street because of fading or from being obscured by vegetation. Please help emergency personnel or even your friends find you more readily by replacing/repainting numbers or by trimming vegetation.



2014 Maintenance Fees Past Due

While the vast majority of homeowners and lot owners have paid the annual dues for 2014, there are still some that remain past due. If you have overlooked payment, please send your check in the amount of \$100 to TPHOA, P.O. Box 3861, Bryan, Texas 77805-3861.

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For those not signed up, send us an email at

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to make sure you receive the email updates.



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