

North Point Crossing

Homeowners Association Newsletter

March /April 2010



HOA MEETING

Saturday April 17th ~ 10:00 AM
NPC Community Park

Discussion of Street Repair...please plan to be there...bring a chair!



PRESIDENTS CORNER

WEEDS, WEEDS, WEEDS they're everywhere and you have got to keep on top of them or they will take over your property. It's not only the front yard that you have to worry about; it's your alley and utility box areas in the alley as well as the street cracks. If you can see them, remove them. I do want to say thank you to 50 residents who have maintained their yard. However, that means that 32 of you have got to work a little harder to keep the neighborhood looking nice. This was based on the last walk through that the architectural committee did. Do your neighbors a favor and maintain your property and surrounding area.

Please be on the lookout for anything and anyone suspicious. We had a stolen car that was dumped in our neighborhood a few weeks ago. They drove it in, put it up on jacks and took the wheels. I urge the residents at the end of the streets keep your eyes and ears open. This is usually where it happens. Don't be afraid to call the Police!

Pool Season is upon us. Please do not drain your pool water into the streets. This causes our streets to erode and is illegal to drain your pool into the street. If we see it happening it will be reported to the city of Phoenix!

It's about that time that we need to start planning for street maintenance. I don't know why our founding owners decided that it would be better for us to be a private development? I never understood their point, and if that would have been disclosed to me when I purchased my house I might not have made the purchase. So now we all have to live with it. What the Board would like to propose is that instead of raising our monthly assessment, we vote to have a road use fee. This would be money set aside strictly to repair and reseal our streets. It would be due annually on June 1st. We would like to propose a yearly road fee of \$120 to all lot owners. That would give us \$9,840/year which we can use to keep our streets in top shape. I would like to hear feedback from everyone. Please send an e-mail to

npcrossing@gmail.com with your thoughts on the Boards proposal. After hearing the feed back, we will be going door to door to get your vote. It's something that we have to do and can't ignore. This method is being used by other HOA's in the area.

Again I want to thank our neighbors for their weed control. Remember to say "Hi" to your neighbors, and let them know what's going on so they can look out for you. Our next HOA meeting will be Saturday April 17th at 10:00 AM in the park. The street assessment will be discussed at that time.

FROM THE ARCHITECTURAL COMMITTEE



Weed Control: With all the rain and unusual warm weather, weeds have begun to appear throughout the neighborhood. Some yards are worse than others...**please take a look at your yards and alley's. If you have weeds, please spray and remove them.** This is a continuous battle and all residents need to make sure they have their weeds under control. Violations will be given if weeds are not removed.

Tips for Weed Control:

- Spray small weeds that have not matured (germinated) with a post emergent herbicide product containing glyphosate (Roundup).
- For large weeds it is recommended to pull them before they go to seed. Pull as much of the plant out of the ground as possible – roots and all!
- For complete coverage it is advisable to apply a pre-emergent (Roundup) herbicide. It can be applied in granular form (with a spreader and watered-in) or sprayed on in liquid form.



Parking: As a reminder there is no street parking for residents (day or night). Please adhere to the rules or you will be issued a parking citation. Parking is available on the north side of the alleys.

NPC BOARD OF DIRECTORS

President: Bob Forwark
Vice President: Scott Smith
Treasurer: Ted Strong
Secretary: Patricia Grieve

NPC Website: www.npcrossing.com