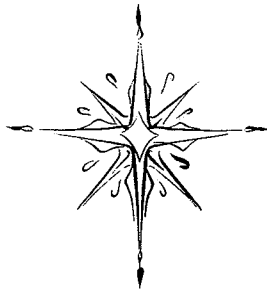


The North Star

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June 2010

North Star Estates Update

The annual meeting was held on April 12, 2010. During this time, the members had elected Billy Hemby and Richard Babineaux as your new Directors.

Discussion was held concerning the opening of the pool and the revamping of the pool card reader system.

The members in attendance discussed plumbing issues they are having with their homes, however, please be advised that the Homeowner's Association is not responsible for those issues. There are several homeowners that are getting together for legal advice on what to do next.

Members also discussed the retention pond overgrowth. The Board of Directors stated they would look into the issue to have it cleaned out.

Board of Director Meetings

The next board of directors meeting will be held on **Monday, July 19th at 6:00 p.m.** You are welcome to attend, however, please contact Lisa at Magnolia Property Management at 281-599-0098 for location. (It tends to move).

Management Company Contact Information

Magnolia Property Management (MPM)
20333 State Highway 249
Suite 200
Houston, TX 77070
281-599-0098 office
281-599-0660 fax
Lisa Dennis
Lisa@magprop.com
www.magprop.com

MPM manages the daily affairs of North Star Estates Community Association, Inc. MPM performs monthly property inspections to make sure deed restrictions are being enforced properly. If you need to contact MPM about any violations that you observe, please contact Lisa at the phone number or email address above. When reporting a violation, MPM needs to know the address where the violation exists before they can proceed to correct the violation. Without the address, they cannot proceed. Keep in mind though; MPM will only handle deed restriction problems. Proposed violations are always checked out first to determine if it is a true violation of the deed restrictions or a neighbor-to-neighbor issue. If you have a neighbor-to-neighbor problem, a resident (or resident's guest) traffic violation problem, you need to contact the Tomball Police Department at 281-351-5451 to report these problems.

All reported violations are kept strictly confidential and anonymous with the reported parties.

If you do not have a copy of the deed restrictions, or do not have all of the amendments and would like a copy, please visit the website: www.magprop.com and click on the North Star Estates tab.

North Star Estates Board of Directors

Ruth Ann Houston – President
(Term expires April 2011)

Billy Hemby – Vice President
(Term expires April 2012)

Richard Babineaux – Secretary/Treasurer
(Term expires April 2012)

To reach the Board of Directors, please contact Magnolia Property Management either by telephone, fax or email and they will forward your request to the Board.

Association Website

www.magprop.com

This website has been developed to keep you informed of association business.

Copies of the newsletters will also be posted. The Architectural Control Committee (ACC) application form can be downloaded and printed for ACC submittals.

Annual Assessments

The board approved keeping the annual assessment rate the same for the 2010 budget year. This is \$425.00 per lot for the public sections and a total of \$675.00 for the gated section.

Annual assessments were due on December 31, 2009. Late fees and interest started accruing on January 1, 2010. If you have not made your payment, please send your payment to MPM.

The board may allow a payment plan depending upon your financial circumstances (we do understand that sometimes things happen that are beyond a person's control)--please call MPM to make such arrangements.

On past due accounts, MPM will send out a certified letter asking for payment. If no response is received from the lot owner, then the account will be turned over to our attorney for collections proceedings. Once this occurs, the lot owner will also start accruing attorney fees in addition to the annual assessment fee, late charges, and interest.

ICE CREAM SOCIAL!

The annual Ice Cream Social will be held on August 3, 2010, beginning at 7pm. We will have vanilla ice cream and coke floats, root beer floats and purple cows. You may come and go as you please, but stick around and meet your neighbors! Bring a chair and sit and visit until dark. It is a GREAT way to meet your neighbors.

Deed Violation Notices

Any homeowners who have received a deed violation letter from the management company must correct/repair the violations listed in the letter. If you have an objection to a violation notice, you can schedule a hearing with the board to present your case. The board is trying to protect everyone's property values by enforcing the deed restrictions, which we all agreed upon when we purchased our homes in North Star Estates either from Norwood Homes (Partners in Building) or from previous homeowners. By law, for our deed restrictions to remain valid, we must enforce them uniformly each time we have a reported violation. The board approved a new policy of only sending out two (2) letters giving residents a total of 45-days to make corrective actions satisfactory to the board.

If a resident receives a second letter for a deed violation, you are entitled to meet with the board to discuss this violation and what actions are going to be taken to correct it. If you would like to schedule a hearing, please call Lisa Dennis, at MPM to schedule a date and time to meet.

However, if the resident chooses to ignore these letters and if a deed violation is not corrected satisfactorily, the board then can decide to turn the violation over to our attorney to pursue fines, liens, and/or legal action. At this time, the lot owner starts accruing attorney fees as well.

The Pool

The pool is currently open! The hours are:

Sunday – 6 am – 10 pm
Monday – CLOSED
Tuesday – 6 am – 10 pm
Wednesday – 6 am – 10 pm
Thursday – 6 am – 10 pm
Friday – 6 am – 11 pm
Saturday – 6 am – 11 pm

If you are having problems with your card, please contact Magnolia Property Management and let them know of your card number.

The card reader system was recently upgraded and while the system as a whole is more stable and responds quicker, some cards were inadvertently “dropped”. If, for some reason, this has happened to you, please contact MPM and most times, will have your card working within the hour.

Please remember, in order for your pool card to work, your assessment fees MUST be current. There are quite a few accounts that are not current, and thus, the cards should not work.

Next year, ALL cards will need to be renewed. You’ll be able to reuse the same cards, but all of the information will need to be updated.

The Board would like suggestions from residents on ways to make the pool area nicer. Please send your suggestions to MPM.

It’s Back!

Mold, mildew and algae season is once again upon us. As our neighborhood becomes more established, we all need to step back and take a

good look at our homes from the street to see if any cleaning or repair needs to be done, such as power washing and tree trimming. It is often more difficult to see issues with our own home than with our neighbors.

Trash

We would like to remind you to please not put your trash out until trash day before 7am (Monday and Thursday) or the night before at the earliest. Also, when you put your trash out please put it in your driveway or in your grass in case it rains, so that it does not wash down to other resident’s homes when the water drains along the curb to the gutters.

Retention Pond and Sidewalks

We would like to remind residents that the retention ponds and sidewalks are not to be used by motorized vehicles. This would include scooters, mini-choppers, four-wheelers, go-carts, and motorcycles. These vehicles cause erosion of the sides of the pond and could cause us to spend considerable sums of our association money to repair. These types of vehicles are also not allowed on city streets—and the streets in our subdivision are city streets. If you observe someone violating this, please contact the Tomball Police department.

If the board determines that someone has violated this and has caused damage to the retention pond, all legal measures will be taken to recoup repair and legal costs.

Architectural Control Committee (ACC)

The Architectural Control Committee evaluates all submitted applications for ACC approval on the individual merits of the particular application and according to published guidelines in the deed restrictions of our subdivision. This committee meets as necessary to evaluate all applications that have been submitted for approval.

Modifications include all patios, covered porches, additions to any house or garage, driveways, walkways, swings, play structures, fences (Section 5), pools, outbuildings, satellite antennas, etc—as outlined in the deed restrictions).

It should also be noted that any exterior painting of homes must be approved by the ACC prior to commencement, if you are changing the color of your home. A sample of the color(s) should be provided with the ACC application noting where the colors will be on the house.

Residents who modify their property without prior ACC approval may be subject to fines and/or removal of the modification, as solely determined by the ACC. Thus, it is imperative that you submit and receive ACC approval **PRIOR** to starting **ANY** modification. Applications for all modifications can be obtained by contacting MPM or by accessing the web site.

We do want to thank those residents who have submitted their plans to the ACC committee and have waited for approval (and possibly some modification) prior to building or modifying their homes. The ACC committee is by no means out to keep someone from making a modification. However, it is their duty to make sure that the modification fits the overall architecture in the subdivision and to maintain our property values.

As previously mentioned, the ACC guidelines have been improved and a new copy can be provided to you by MPM or on their website once it has been filed with Harris County.

As a part of the new ACC guidelines, the board adopted to begin requiring fees and penalty deposits for any modification in the subdivision. Major renovations require a \$100 ACC review fee and a \$1,000 penalty deposit while non-major renovations require a \$25 ACC review fee and a \$100 penalty deposit. The guidelines outline generally which modifications are considered major, though the final determination will be up to the ACC committee. This is also a

way to make sure that the modification is built as approved and maintains the value of our homes.

These have been filed with the county and are currently in effect.

There are quite a number of modifications that have been made in this subdivision without ACC approval. These include but are not limited to awnings, porches, portable buildings, and other changes to properties. We urge you (even though the modification is already built) to submit an application for ACC approval. Otherwise, fines could be levied for violating this deed restriction.

Loose Dogs and Cats in the Subdivision:

The board of directors is still receiving complaints from residents about loose dogs and cats in the subdivision. The dogs and cats are digging in other homeowner's flowerbeds, scratching paint on vehicles and leaving behind "messes" that residents do not want left behind.

The City of Tomball does have a leash law specifically for both dogs and cats (Section 10-41). According to this ordinance, a "stray" animal is defined as any animal running free without restraint which is not on the property of the owner, and not under the control of a person 18 years of age or older. Each stray can be picked up and impounded in a public pound. Also, any person may take up and deliver to the animal control officer any animal that falls under this guideline.

When dogs and cats are straying and their ownership is known to the animal control officer or his deputy, such animals need not be impounded but the officer may, in his discretion, cite the owners of such animals to appear in a justice of the peace court or the municipal court of the city to answer charges of violation of this article.

The owner of any impounded animal may redeem such animal during regular business hours of the county animal control office prior to

its disposition or destruction by having such animal duly vaccinated against rabies, and by payment of the \$25.00 impounding fee and the \$5.00 per day board fee for each day or portion of day such animal has been impounded, plus the cost of vaccination for the first impoundment of such animal; by payment of the \$40.00 impounding fee and the \$5.00 per day board fee for each day or portion of day such animal has been impounded for the second impoundment of such animal, plus the cost of vaccination, and by payment of the \$75.00 impounding fee and the \$5.00 per day board fee for each day or portion of day such animal has been impounded for each subsequent impoundment of such animal, plus the cost of the vaccination.

The homeowner's association cannot enforce a City ordinance. To report a stray animal please calls the City of Tomball at 281-351-5484.

Street Light Outage

CenterPoint Energy maintains the streetlights within North Star Estates. If you have a street light near your home that is not working please report it to CenterPoint Energy. You may contact them by calling 713-207-2222 or 888-572-4399. You will then choose option "1" for English, then option "4" to report the street light outage. Or, to report a street light outage over the Internet you can go to www.centerpointenergy.com/outage/.

Prior to contacting CenterPoint you will need to identify the streetlight that is not working. On each pole there a number. Please use this number when contacting CenterPoint, as this will identify exactly which pole it is.

Of Interest or Comments

Signs - The Board of Directors would like to ask the residents that when they post signs (garage sale, lost pets, etc) on any sign in the neighborhood, that they promptly remove those signs, along with the tape, once the event is complete. Remember--keep our

subdivision looking nice. Also, do not post any signs at the pool center or they will be removed when found. The wall at the pool center is not a bulletin board.

Vandals - Not only is vandalism occurring to association property but also to private residences as well

The board encourages everyone to keep an eye out for these situations and to report such events to the Tomball Police Department (281-351-5451) or to MPM immediately.

Subdivision Activities -If residents of the subdivision would like to submit any information for inclusion in the next newsletter, please contact Lisa Dennis at MPM to do so. This newsletter will be published semi annually and the next newsletter will be sent out towards the end of November with the statements.