

# *North Lakes Homes Association*

## *December 2006 Newsletter*

### **Annual Meeting**

The annual meeting was held October 19. Accomplishments for the year included completion of the 77<sup>th</sup> Street Ravine project, completion of the wall from 78<sup>th</sup> Street to 78<sup>th</sup> Terr., replaced trees along Montclair and at the pool, and plants at 77<sup>th</sup> Street and 78<sup>th</sup> Street entrances, plus the addition of tables and umbrellas at the pool. John Rolf and Alex Maslow completed their terms serving on the Board. Marilee Creason accepted a nomination to the Board, and was voted-in by acclamation. Jim Menown and Larry Bates have one year remaining on the Board, and Keith Phillips accepted a nomination for an additional one-year term.

### **HACCD Web Site**

Newsletters will be posted to the Web site in the future, instead of being delivered door-to-door. Bylaws, Meeting minutes, Amendments, Pool rules, and Declaration of Restrictions have also been posted to the Website. To access it, go to [www.HACCD.org](http://www.HACCD.org), and select "Missouri Associations" at the top of the page. "North Lakes" is listed about halfway down the list. If you do not have a copy of the Bylaws or the Declaration of Restrictions, please access them at the Web site, and print a copy for your reference.

### **Special Thanks:**

To Stacey Crawford & family for putting-up the Christmas wreaths along Montclair.

### **Enforcement of Restrictions**

The Board has established procedures to ensure fair and consistent application of fines levied for non-compliance with the Declaration of Restrictions. These procedures were reviewed at the annual meeting. The procedures include:

- 1) Initial review by the Board;
- 2) Notification letter to homeowner requesting action;
- 3) Follow-up letter if no action is taken within 21 days of receipt;
- 4) Fines commence 10 days after receipt of second notice if issue remains unaddressed - \$5 per day for the first 30 days; \$10 per day, thereafter;
- 5) If matter remains unresolved after 60 days of fines, a lien will be placed upon the property, including filing fees;
- 6) If unresolved after 120 days of fines, the association will initiate legal proceedings, with the homeowner responsible for all fines, interest, and reasonable legal fees.

The homeowner has the right to appeal the matter with the Board of Directors at any time prior to the filing of a lien.