



# JT6 NEWSLETTER

May 25, 1999

**HI! HERE IS ANOTHER JT6 NEWSLETTER TO KEEP EVERYONE UP TO DATE ON THE LATEST DEVELOPMENTS FOR OUR HOMEOWNER'S ASSOCIATION!!!!**

The general meeting of JT6 was held May 11, 1999 at the BREC Center, Cal Rd. Many thanks to all who attended. The input was invaluable!!!

**Mary Frye Eaton**, EBR Councilwoman attended our meeting and provided some helpful information. *Thanks to her for taking the time to come hear our concerns.*

The following is a list of new and returning board members and committee chairpersons: (A more informative list will be available for our next newsletter.)

## **1999-2000 Membership**

### **Board Members**

Mike Austin (Tanwood)

Lori Steib (Pinebrook)

Vickie Alexander (Fernbrook)

Buddy Stockwell (Cedarbrook)

Neil Borel (Ridgebrook)

Sam Territo (Hollybrook)

LuLu Passman (Hollybrook)

Julie Roussel (Tanwood)

Ben Simon (Ashbrook)

### **Committee Chairs**

*Landscape* – Rich Netemeyer

*Yard of Month* – Ruth Nelson

*Block Party* – Jonann Stutzman

*Complaint* – Matt Cronin

*Neighborhood Watch* – open

*Special Projects* - Open

*Newsletter* – Julie Roussel

*Welcome* – Mary Joy Lawrence & Marla Reeves

Many thanks to those who graciously served on the board for the past year and who helped out with various projects etc. It is very much appreciated!!!!

## **GENERAL INFO**

One of the more controversial topics brought about at the meeting was the hike in dues. The board of directors is having an attorney interpret the "Act of Restrictions" for JT6 to verify who has the authority to raise dues; **the board or the residents by vote**. This should be settled soon and association members will be notified in the next newsletter. A study of comparable subdivision's dues and services offered is being conducted. It was suggested that a proposed budget be distributed to all residents showing existing and upcoming expenses, and to verify the need for a hike. The proposed budget will be developed at the next board meeting and will include some of the existing and upcoming projects mentioned below:

**CONTINUED ON BACK PAGE**

**Some of the projects mentioned for next year were:**

- Completing the 8ft fence between JT6 and Jefferson Arms Apts.
- Completing any other 8ft fence separating JT6 from other commercial or residential properties.
- Building a JT6 sign on Fernbrook at separation from Bluebonnet Terrace.
- Possibly hiring landscape professionals to maintain Tanwood sign, proposed Fernbrook sign, and cul-de-sacs within neighborhood.
- Hiring an attorney to handle liens for non-payment of dues and injunctions for violations of Acts of Restrictions followed through the complaint process.
- Purchasing Fourth of July ribbons and flags for the neighborhood.

The attendees also discussed the complaint process of which a copy is attached to this newsletter. This is a formal process of notification and should be followed if there is a warranted complaint based on the Acts of Restrictions for JT6. Only those complaints filed through the complaint process will be followed up on. Most complaints to date have been resolved successfully by simple notification letters and/or direct conversation with involved parties. However, some homeowners have not responded to such initial measures and it is likely that litigation will result in order to uphold the neighborhood restrictions and protect the beauty and value of our properties. Unfortunately, this will require hiring an attorney on a per case basis. The board is researching possible candidates. The board is hopeful that as homeowners realize the restrictions will be enforced, homeowners will be less likely to ignore the restrictions and force costly litigation.

**We, the board, are happy to serve you the residents of JT6 in ensuring that our neighborhood maintains its high market value and integrity!!**

If there are any announcements, etc., to be put in the newsletter they can be dropped in my mailbox at 10642 Tanwood.

**STAY TUNED FOR THE NEXT NEWSLETTER !!!!!!!!!!!!!!!**

**Julie Roussel, Newsletter Chairperson**

---

## JT6 Homeowner's Association - Complaint Process

There is a Complaint Committee to handle all JT6 Complaints. For a complaint to be considered by the committee the complaint must

1. be in writing to the Complaint Committee Chairman
2. identify the address of the violation (and owner if known)
3. cite the specific violation and the applicable section from the Acts of Restriction
4. be signed
5. PLEASE - include any action you have made to resolve to problem

### Complaint Process

1. A letter of complaint is received by Matt Cronin. Matt will copy the letter to all board members.
2. The complaint committee will decide how to proceed.
3. If official action is decided, a "letter of violation" will be sent out in 10 days.
4. After 7 days of continued violation, an "official warning of violation" will be issued.
5. With a continued violation, 14 days after "letter of violation," the committee will proceed with legal recourse.

**Send all complaints to Matt Cronin at 10643 Tanwood.**

***Please make an effort to speak to your neighbor before filing an official complaint.***

---