



Chimney Hills North Neighborhood Association

The Wright Management Group
PO Box 303127
Austin, TX 78703
Phone: (512) 495.9636
Fax: (512) 495.9690

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A Note From CHNNA

It's been two years since we hired The Wright Management Group to help us oversee our dues collection, drive through weekly inspection of the neighborhood for deed restriction violation (DRV), and to handle routine administrative duties and maintenance. They have in the last year issued notices or citations for the following: 331 lawn maintenance violations - 19 car/trailer/boat violations - 3 home exterior violations - 64 fence violations - 18 trash and other debris - 6 DRV certified letters. There is a

process in place for issuing violation notices and fines to include placing a lien on the home but we can only be as aggressive as to that ability as it is to fund that process. This is why it is important that dues are paid to the association. It is good to know that all of this effort to follow the deed restrictions do have an impact on the homeowner's property values. Many of the corrections go unseen but the CHNNA and Wright Management are continually working to ensure that deed restrictions are enforced within our

legal and financial constraints. A majority of you adhere to the restrictions but many do not, which presents it's own challenges. The most obvious are from either not being aware of the Architectural Review Committee (ARC) or ignore the process. The ARC reviews applications to make changes to the exterior of a home. The ARC application can be found on our website: www.main.org/chnna under documents. Please help us maintain a sense of pride in our neighborhood and where we live.

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Why do we have an Association?

The purpose of a Homeowners Association (HOA) is to set a standard to maintain property values and make our neighborhood a nice place to live.

- ◆ Having a HOA increases your property values when selling your home.
- ◆ The HOA provides continued efforts to keep homeowners'

property maintained.

- ◆ The HOA helps to establish neighborhood cooperation and assistance.



CHNNA Board of Directors and Committees

Board of Directors

President - Dewy Brooks
Vice President - Gwin Robinson
Secretary - Connie Jones
Treasurer - Dewy Brooks

Committees

Landscape
Chair: Julie Wasserman
Welcoming:
Chair - Vacant
Architectural Review:
Chair - Dewy Brooks
Crime Watch:
Chair - Vacant

Newsletter:

Chair - Vacant

Please let us know
if you are interested
in filling any of the
vacant positions.



Important phone numbers

Important numbers

- ◆ Emergency 9-1-1
- ◆ Non-Emergency 3-1-1
- ◆ Travis Co. Sheriff 974-0845 opt. 3
- ◆ City of Austin Utilities 494-9400
- ◆ Utility Outage 472-1000
- ◆ 24 hr. Power Outage 322-9100
- ◆ Animal Control 854-6418
- ◆ Texas Disposal Service 421-1340
- ◆ Texas Gas Service 1-800-700-2443

- ◆ Gas Leaks 1-800-959-5325
- ◆ Water Emergency 972-1000
- ◆ Streetlight Repair 505-7617

CHNNA contact numbers

- ◆ Dewy Brooks 933-0335
- ◆ Connie Jones 947-2869

The Wright Management Group

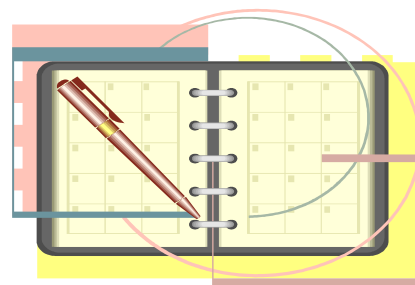
- ◆ Phone 512-495-9636
- ◆ Fax 512-495-9690



Don't hesitate to call.

Upcoming Dates

- ◆ Spring 2011 - CHNNA Annual Meeting - TBD



Don't forget to mark down these up-coming dates.



Volunteers are needed to help plan for the future!

Take part in your neighborhood, get involved!

The following Committees need volunteers:

- ♦ Welcoming Committee
- ♦ Architectural Review Committee
- ♦ Crime Watch Committee
- ♦ Landscape Committee

♦ Newsletter Committee

Responsibilities of Committee Members:

- ♦ To meet as determined by the committee and create guidelines.
- ♦ A minimum of 3 people per committee would be optimal.



Home Burglaries

Several break-ins have been reported in the recent months but thanks to an observant neighbor the thieves were caught in the act of breaking into a home. It is very important that we maintain a vigilant watch over our neighborhood and it's surroundings. Protection begins with you!

Here are few tips when keeping an

eye out: contact the authorities if you see a suspicious person, keep your doors and windows locked when leaving your home, keep valuable items out of view in your automobile or remove valuable items all together, keep car doors locked when unattended, and let the CHNNA know of any incidents so a record can be kept to help aid in the investigation with the authorities.



CHNNA / Wright Management Website Information

The CHNNA Homeowners Association has a website at www.main.org/chnna that contains articles such as past newsletters, a bulletin board for posting community information, and HOA documents (deed restrictions, bylaws, etc). Our email address is chnna@austin.rr.com. If you want to be added to the neighborhood distribution list or

have information that needs to be posted to the website please send a message to the email address.

A written message may be left in the CHNNA mailbox at the kiosk. Please note that this box is not to be used for official US Postal service. It is also not for outgoing or misplaced mail.

The Wright Management Group has a website. Visit: www.thewrightmgmtgroup.com to make your assessment payments, if you have a maintenance request, or any other question you might have for the management company.

Check out the websites today.



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Austin, TX 78703

Phone: (512) 495-9636

Fax: (512) 495-9690

Jeff email: jeff@thewrightmgmtgroup.com

Emily email:

emily@thewrightmgmtgroup.com



Roles and Responsibilities

Role and Responsibility of the Manager and Board:

The role of a professional community association manager and the Board of Directors is to provide information, and leadership on community association living, to the community at large; foster a sense of community awareness within the residents; develop a body of leadership through the committee structure; and provide the necessary administrative tools to create lasting policies and make decisions in accordance with the communities' short-range plans, long-range plans, and mission statements.

Some of the ways in which this role is implemented for your Association include:

- ♦ Care, maintenance, and enhancement of the common areas and mailboxes
- ♦ Working with the Board on the management of community finances
- ♦ Establishment, enforcement, and interpretation of rules and

regulations

- ♦ Preservation and promotion of community harmony

Ultimately, we as the management company and Board of Directors, are here for the betterment of the neighborhood and the association.

Role and Responsibility of the owners:

In order to get the most out of your HOA, you as the owner, should be aware and involved.

This can be achieved by:

- ♦ Read and comply with the governing documents of the community (these can be found on the CHNNA website)
- ♦ Maintain your property according to established standards
- ♦ Treat association leaders honestly and with respect
- ♦ Vote in community elections and on other issues
- ♦ Pay association assessments and charges on time

- ♦ Contact association leaders or managers to discuss financial obligations and alternative pay arrangements
- ♦ Request reconsideration of material decisions that personally affect you
- ♦ Provide current contact information to association leaders and managers to help ensure you receive information and correspondence in a timely manner
- ♦ Ensure that those who reside on your property (e.g., tenants, relatives, friends) adhere to all rules and regulations
- ♦ Establish communication with association leaders and managers.
- ♦ **If you have any questions or concerns, please don't hesitate to contact us. If you would like to get involved in your Association please let us know.**

