C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900446006[1].wmf **Board Meetings C:\Program Files\Microsoft Office\MEDIA\CAGCAT10\j0233018.wmf**

The Monthly Meetings of the Thunderbird North Community Association, Inc. are scheduled for the third Wednesday of the month at 6:30 PM. The meetings are held at the City Centre, 2880 LaQuinta and there are door prizes. The monthly meetings are a great opportunity to express concerns and bring opportunities for the neighborhood. Watch for the signs, meet your friends and neighbors as well as help the community serve everyone’s needs.

 **Annual Elections** 

Our Deed Restrictions and By-Laws specify that in even numbered years 3 of the 5 board members be elected for terms starting January of odd numbered years. The terms for the 3 people elected in this election run from January 2015 till December 2016. The officers are selected by the board in January of each year for 1 year terms. Your Ballot must have your address printed in the space provided close to the top. Select 3 candidates or write in candidates of your choice and then check option 1. You may instead check option 2 and appoint someone to vote for you. The bottom of the form must also be completed with your signature, printed name and date. **THIS IS A STATE LAW REQUIREMENT** and supersedes the deed restrictions. Forms not signed cannot be counted. **YOU MUST BE THE HOMEOWNER TO VOTE.**

The election form is attached to this newsletter with candidate comments on the reverse. The form must be returned by December 16, 2014 and may be turned in 3 ways. 1) Mail to P.O. Box 10, Missouri City, TX 77459 2) Deliver to Charles Eubanks at 1727 Indian Wells 3) Bring to the meeting on Wednesday, December 17, 2014 at City Centre, 2880 LaQuinta.

 **Communicate with the BOARD** C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900413666[1].wmf

Neighborhood Website [www.TBNCA.org](http://www.TBNCA.org), Neighborhood Phone 281-438-1188, Neighborhood e-mail address [TBNBoard@yahoo.com](mailto:TBNBoard@yahoo.com): It does not matter which way you choose to communicate we will respond. It is your neighborhood and we need your help. Tell us the good, the bad or just what you want!!

** Come one come all C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900281079[1].wmf**

**All of the activities of Thunderbird North are open to all of our residents. Homeowner or Tenant everyone is welcome!!**

**![](data:None;base64,) 2015 Assessments **

The Annual Assessments are due as of January 30, 2015. We had a few issues to resolve and the invoices that are sent out this December will only reflect the assessments for 2014 and 2015. We have corrected the bookkeeping problems and will be ensuring that the collection efforts truly serve the community.

 **Safety of our Future** ![](data:None;base64,)

There have been reports of a couple of near misses of our greatest assets. Your children! Please remind the kids not to play in the street while waiting on the bus, not everyone is watching. Please remind them to walk on the sidewalks not the street for the same reason. We want them to be around a few more years.

**C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900215961[1].wmf Garden Club **

As everyone may have noticed, the TBN Garden Club has planted a variety of flowers at the pool area and we plan to continue to enhance the area and look forward to new plants as the seasons change! The Garden Club will select the flowers to provide color at the FM 2234 entrance when the construction is finished!! No sense in planting flowers just to have tools dropped on them and we also will need the sprinklers working. We also plan to be judging the Christmas Decorations starting at 6 PM on Saturday December 20, 2014. Have your decorations ready. Everyone except the judges is eligible to win; the categories are Judges Favorite, Best Children’s Theme, Best Use of Lights and Most Original/Creative. Good Luck to all. Let TBNCA show the spirit of the season.

To get in on the excitement and meet other gardeners Contact Barbara Haughton at 281-793-4878 or Kay Chantar at 832-419-0762. Come out and bloom with the other flower children.

C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900439899[1].wmf  **Social Committee**  C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900089522[1].wmf

Our annual National Night Out Party was a huge success! We had over 100 residents join in the fun as well as representatives from our Police and Fire Departments as well as our City Council Representative Don Smith. Everyone enjoyed the pizza, cupcakes, bounce castle, games and door prizes! Thank you to all of the volunteers who helped to make  
the party such a success!

If you would like to help with the planning of our annual pool party or any other events that you think we should have please call Peter Cruickshank at 832-452-1680.

 **Board Opening Filled C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MC900230974[1].wmf**

The Vice President position with the responsibility of working with the clubs and organizations has been filled by Mark Durham. His position works with the various groups and helps put together special events by recruiting additional volunteers. Some areas where support is needed are finding a coach for our youth so they can join the basketball league, finding a coordinator for a community garage sale as well as supporting the Garden Club and other groups. This position listens to the residents and helps plan and locate support for special activities and helps the clubs find the support they need. His appointment expires in December and he is running for reelection.

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| C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900048006[1].wmf | **Deed Restrictions C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900089662[1].wmf** |

The Deed Restriction Committee would like to thank everyone for their support in maintaining our neighborhood. The enforcement of our deed restrictions is necessary to maintain the value of all the homes in our neighborhood. These rules have been in effect since 1975 when the developer first filed the Deed Restrictions and are legally binding on all of us. The appearance of our neighborhood is a major element of maintaining our property values.

The complete deed restrictions and handbook providing a simpler explanation of the requirements may be viewed at the website [www.TBNCA.org](http://www.TBNCA.org). Remember that most work requires not only approval of the Architectural Control Committee but a permit from the city as well.

 **City Council Corner–News You Can Use** 

**from City Council Member Don Smith**

What’s happening in our neighborhood …

RANK 16th BEST PLACE TO LIVE - 24/7 Wall St., a web-based corporation designed to report financial news and opinions, recently ranked Missouri City 16th on their list of the top 50 places to live in the United States. Missouri City was measured against other cities, comparing factors such as, employment, infrastructure, and economy (cost of living). The city’s crime rate compared to other cities was included, as well. What I saw as impressive is the city’s sound economy. The low cost of living, reasonable home prices, only 3.9 percent of residents live below poverty,

National Night Out (NNO) was a success. More neighbors participated than ever before. I attended nine (9) neighborhoods during the short allotted time and saw tremendous turnout.

The biggest threat to our neighborhoods is deed/code violations. To combat this ever increasing problem, now available to Missouri City citizens is SeeClickFix.com

Missouri City launched an online and mobile smart phone application called SeeClickFix.com that allows citizens to report code enforcement violations. Using GPS to identify a citizen’s location, the application is also aided by submitted photos residents can take using their smart phones. Already, many citizens are using this method to report code violators.

Finally, the Lexington Blvd. extension is under construction. Once completed motorists whose destination is in the QV-East, Thunderbird-North, Meadow Creek area can avoid portions of Texas Parkway congestion.

The construction on Texas Parkway seems to be on target. Eventually we will all experience improvement at the intersection of Turtle Creek & Texas Parkway… hopefully by the 1st quarter of 2015.

Negotiations are underway, bringing Houston Community College to Texas Parkway … stay tuned.

Citizen + Councilman = Collaboration

**For more information on these items and other news you can use, visit the association’s website at: WWW.TBNCA.ORG!**

**C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900013641[1].wmf Police Corner **

Join the Missouri City Police Department for the 6th annual Operation Thanksgiving- “Stuff the Squad Car and Fire Truck!”

The men and women of the Missouri City Police Department need your help to stuff 10 squad cars and one Fire Truck, with canned food and non-perishable food items all of which will be donated to local area food pantries to help feed those in need during the holiday season.

Join us for Operation Thanksgiving- “Stuff the Squad Car” on **Saturday, November the 22nd, from 8 am- 1pm** in the parking lot of the **Missouri City Police Department** at

**3849 Cartwright Rd in Missouri City**. The food collected will be donated to: ***Second Mile Missions, Bethel Ministry, Fort Bend County Women’s Shelter***

For more information, call Community Resource Officer Evett Kelly at **281-403-5830**

**C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MC900018954[1].wmfDeed Restriction Revisions C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MC900174351[1].wmf**

The Thunderbird North Deed Restrictions revisions are the result of six months of meetings with the homeowners. The revisions are needed to reflect the current economy and legal requirements. The suggested changes are divided into 3 basic categories:

1. These are changes required to comply with the current laws. Our deed restrictions were written in 1975 and a lot has changed. These changes were written by the attorney and the laws dictate the changes. There are categories where we just referenced the law because the Property Code requires they be included in Revised or New Deed Restrictions. We simply do not have a choice.
2. Changes required keeping the association solvent and viable. The following are from the residents as a result of the 6 meetings and reflect the majority opinion:
   1. Raise the annual assessment to $175 so that we can pay the bills and hopefully have a little to set aside for unexpected repairs and improvements. This will bring in $90,000 at a 90% collection rate and our bills have run approximately $88,000. We have been reducing costs; however, this is the first increase in 40 years and it is necessary.
   2. Provide residents an option to pay ½ in January and ½ in July.
   3. Allow the board to increase the assessments when needed by a maximum of 6% once every three years. Require the increase be supported by a budget.
   4. When the board can document a need for an increase above 6% there must be an election in the same manner as an election for a special assessment. The board must announce the need for the increase at a regular monthly meeting, then solicit input from residents at a second monthly meeting which has been advertised in the newsletter and then hold a final vote in a third meeting called in the same manner as an election for a special assessment.
   5. When a capital expenditure exceeds $25,000 an election must be held. This election will be held in the same manner as the election for a special assessment. Repairs to existing facilities do not require a special election.
3. Changes requested by residents to improve the appearance of the neighborhood and make the Deed Restrictions easier to follow:
   1. Clarify the deed restrictions by placing the wording in paragraph 8 (pg13) of the Handbook into the deed restrictions.
   2. Clarify some items that have been inconsistently enforced in the past and treat everyone equally.

**There will be a meeting at the pool on Saturday November 15, 2014 at 10 AM to answer any questions about the revisions (1st Amendment), the importance of the amendment for your property values and the way the residents worked together to develop the amendments. There were more than 60 residents who participated in the process.**

**Updates and announcements will be available on your Association website** [**www.TBNCA.org**](http://www.TBNCA.org)**. To receive announcements of interest to the neighborhood subscribe to the website. The process involves going to the right hand column of the news tab and entering your email address and clicking on subscribe. You will then receive an e-mail acknowledging your subscription. YOU MUST CLICK CONFIRMING YOUR SUBSCRIPTION TO COMPLETE THE PROCESS. You can always unsubscribe later; however, there will be good information from the website.**

Several Residents have requested a map of Thunderbird North.

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**THUNDERBIRD NORTH**

**NEWSLETTER**

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