

NORTHCLIFFE

BOARD OF DIRECTORS

CHARLOTTE MILBURN- PRESIDENT
ROBERT SANCHES- V. PRESIDENT
JOHN LAZO- TREASURER
JOAN HALL- SECRETARY

GARBAGE CANS

We realize that you cannot always put the trash cans away from view immediately after, however, keeping the trash cans on your front porch, in front of your garage, or even at the side of your house, can take away from the appearance of your home. Your home is one of the most important and costly investments you will make in your life. Why detract from its value by leaving your trash cans/bags out where your neighbors, friends and prospective home buyers in the subdivision can see them?



Please put out your trash either late the evening before or early the morning of pickup. And as soon as possible after pickup, please put those trash cans out of sight - in your garage, behind your gate, behind your house - anywhere they cannot be seen.

Your Homeowners Association appreciates your cooperation in this matter.

Garbage Provider

BEST TRASH

281-313-2378



Trash days:

Wednesdays & Fridays

Heavy Trash:

Call Best Trash

Lot of items don't qualify for pick up!
Call Best Trash before placing at the curb

You can pay a fee for a special pick up

Call 281-313-2378

For holiday schedule or to see what will be picked up on heavy pick up days. Heavy trash is limited on the items and how much so call before placing at curb! They will do special pick ups for a

Architectural Control Approval

It is required that any homeowner considering improvements to their property must make application to the Architectural Control Committee for approval. Any improvements, which would alter the existing architectural plan of the property, must be submitted to the committee. Said request must be made prior commencing these improvements.

To request an ACC application or have a question concerning improvements, contact Allison Malandrucolo with Consolidated Management Services at 281-296-9775 or go to www.cmsgroup.org.

Club Rental

Our clubhouse is located at 12026 West Marsham Circle and is for rent to the residents of Northcliffe Manor A.C.I.A.

To reserve the clubhouse contact Allison Malandrucolo with Consolidated Management at 281-296-9775.

Deposit of \$250.00 is required and refundable to the renter providing the agreement is honored. Rental cost is \$125.00 dollars for the day.

Additional charge for security will be required.

The management company will advise you upon reserving the clubhouse if this would necessary.

In order to hold your date, rentals fee and deposit must be received ten days in advance.



POLICE • COMMUNITY PARTNERSHIPS

SAVE THE DATE!

NATIONAL NIGHT OUT

TUESDAY 10.1.19

NorthCLIFFE Park

6:00 PM—8:00 PM



Drinks



Food

SANTA RUN



DECEMBER 20, 2019

AT

6:30

Santa will be in Northcliffe Manor December 20, 2019 at noon, Santa will go down each street throwing out candy to the children. Our subdivision is large so be patient Santa will get to your street.

Illustration: WSFD-TV, Santa Throwing Out Candy
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WSFD-TV

Illustration: WSFD-TV
WSFD-TV

Parking on public streets in Northcliff Manor

Over the last several years there has been a drastic increase in calls to Consolidated Management Services and law enforcement in relation to parking issues. The most common complaint received is that some residents do not utilize their private driveway to park their vehicles on a daily basis. Vehicles are parked on the street across from a neighbor's driveway, in front of the mailboxes, too close to an intersection or stop sign, parked facing the wrong direction (into traffic) and parking that prohibits the safe movement of traffic. While some of these parking habits may not be illegal, they can contribute to an unsafe environment in the neighborhood.

Most streets in Northcliff Manor are not wide enough to accommodate a vehicle or vehicles parking on one side of the street, however, the problem occurs when vehicles are parked on both sides of the street, which causes impeded sight lines and makes movement of vehicles slow and difficult. It also can inhibit the safe movement of fire apparatus, ambulances, law enforcement vehicles, school buses, U.S. Mail and utility vehicles. Additionally, it causes an unsafe environment for pedestrians to move freely around their neighborhood, especially small children.

PLEASE PARK IN YOUR DRIVEWAY OR GARAGE , EMERGENCY VEHICLE CAN NOT GET DOWN THE STREETS WHAT IF IT WAS YOUR FAMILY THEY WERE TRYING TO GET TO?

Law enforcement strongly encourages residents to park in their private driveway, even though in most cases it is not illegal to park on neighborhood streets. All violations of traffic laws will be strictly enforced by law enforcement, and if your vehicle is deemed to be a traffic hazard or violates traffic laws, it can be ticketed or moved at the owner's expense.

Specific Texas parking laws

Texas parking laws are listed under the state's Transportation Code Section 545.301. Law enforcement appreciates your attention to these state laws and just as importantly your consideration of a safe neighborhood. Here is a summary:

Section 545.302 Stopping, Standing, or Parking Prohibited in Certain Places.

An operator may not stop, stand, or park a vehicle:

- On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
- On a sidewalk;
- In an intersection;
- On a crosswalk;
- Between safety zone and the adjacent curb or within 30 feet on the curb opposite of the safety zone;
- Where an official sign prohibits stopping or other Texas parking law prohibits parking.

An operator may not, except momentarily to pick up or discharge a passenger, stand or park an occupied or unoccupied vehicle:

- In front of a public or private driveway;
- Within 15 feet of a fire hydrant;
- Within 20 feet of a crosswalk at an intersection;
- Within 30 feet of a flashing signal, stop sign, yield sign, or traffic-control signal located at the side of the roadway;
- Where an official sign prohibits standing or other Texas parking law prohibits parking.

Section 683.002 Abandoned Motor Vehicle

a) For the purposes of this chapter, a motor vehicle is abandoned if the motor vehicle:

- Is inoperable, is more than five years old, and has been left unattended on public property for more than 48 hours;
- Has remained illegally on public property for more than 48 hours;
- Has remained on private property without consent of the owner or person in charge of the property for more than 48 hours;
- Has been left unattended on the right-of-way of a designated county, state, or federal highway for more than 48 hours;

COMMERCIAL VEHICLES



Commercial is usually considered over $\frac{3}{4}$ ton

If the Declaration restricts commercial vehicles but gives no further explanation or definition of what is meant by commercial vehicles, then it is very important for the association to draft a rule or resolution defining commercial vehicles. Definitions for commercial vehicles can be developed from a variety of sources. The Department of Motor Vehicles (DMV) has a definition that some associations have referred to in developing their own, but the DMV's definition is usually not as restrictive as an association would like. The DMV's definition of commercial vehicles includes, but is not limited to, "any vehicle over 7,000 pounds" or "any vehicle with no passenger seats." A pound limitation would require the association to obtain gross vehicle weight of any vehicle before taking any enforcement action. This can have some unintended results depending on the weight selected, such as prohibiting 1-ton pickup trucks. Some associations have found it helpful to define commercial vehicles as those that are registered as "commercial" vehicles with the DMV. But, again, that may not be as restrictive as the association would like. For example, a truck with lettering or signage may be registered as a passenger vehicle with the DMV but the association may want to consider it as a commercial vehicle.

KEEPING YOUR HOME SAFE FROM BURGLARY

Here are a few tips that you can use to help decrease the chances that your home will be burglarized:

- Give your home a lived-in look to deter burglars. Inexpensive timers set to turn on lights in different rooms at different times usually work best.
- Close drapes and shades so that it would be impossible to detect interior motion from the outside, especially in high-traffic areas such as the front room and kitchen.
- Place lamps close to windows to obscure the view into a room.
- Leave a radio on. It signals a burglar that someone is home. Also, turn the volume adjustment on your telephone bell down so a prowler will be less likely to hear the ringing of an unanswered bell.
- Secure windows and doors with secondary locks.
- Get to know your neighbors and let them know when you are going out of town so that they can keep an eye on your home while you are gone.
- Don't open your door to anyone you can't identify or can't verify their identity.
- Don't wear expensive jewelry out in everyday situations – don't advertise. Someone might spot you in a store, mall, etc. and follow you to find out where you live.
- If you notice someone walking around your community wearing a uniform, overalls, or a clipboard, and they (or the uniform) doesn't look familiar, don't hesitate to ask for identification. Many burglars will "research" prospective victims by using this approach knowing that very few people will ever question them.



PETS

Complaints received about loose animals are the most frustrating and difficult to handle. If you are a pet owner, please pay particular attention to this article. Most people realize occasionally, animals will get loose and try to visit their neighbors. Responsible pet owners will be concerned about their animals and take the necessary steps to prevent this from happening. If you have an animal, please consider your neighbor. The following are some suggestions that will protect your animals and keep your neighbors on friendly terms.

Make sure there is a secure place for your pet to stay. If a fence is beginning to deteriorate, make the necessary repairs. When walking your animal keep them on a leash. Please do not allow the pet to urinate or defecate in other people's yards. Neighbors usually prefer to select their own fertilizer for yard care! Consider that your pet is allowed to run loose, you risk the possibility of them being picked up by animal control. Make sure your animal's vaccinations and registration is up to date. If something unfortunate were to happen, you would want to be contacted and to assure people your pet has been vaccinated. If you keep a dog in your backyard, make sure they have adequate food and water, especially with the hot days of summer approaching.

Animals that are neglected are far more likely to create disturbances and bother your neighbors. Dogs will bark but during the night is bothersome to your neighbors. Should this occur during the night, please allow your dog to be brought in. It makes happier neighbors.

REMEMBER:

Any animals not restrained by a leash or found to be wandering free in the neighborhood will be transported to the Harris County Animal Control facility for keeping and destruction if not claimed.

IMPORTANT PHONE NUMBERS

Pool 281-583-8054	Health Dept. -713-439-6000	Pollution —713-920-2831
Animal Control 281-999-3191	Poison Control - 800-764-7661	Garbage — 281-313-2378
Clubhouse 281-583-0439	Taxes -713-934-3196	Fire/Ambulance 911
CMS 281-296-9775	Precinct 4 -281-376-3472	
Sheriff —713-221-6000	Flood Control -713-684-4130	

SOMETIMES WE CAN'T MEET AT THE SCHEDULED MEETING TIME.

H.O.A. Meetings are the third Thursday of the month

The Board has set up a conference call number/pin

(716-748-0224) PIN (206682#)

SO WE CAN STILL HOLD A MEETING IF NECESSARY , SHOULD THIS HAPPEN A NOTIFICATION WILL BE PUT ON THE CLUBHOUSE DOOR AND YOU CAN CALL THE ABOVE NUMBER AND JOIN THE MEETING.

We are trying to update our records with e-

mail address, please send your e-mail

address to cms.allison@gmail.com

or fax it to 281-296-9788.

I-WATCH HARRIS COUNTY PROGRAM

The Harris County i-Watch smartphone app is a giant step forward in utilizing technology to fight and report crime. Wireless devices are constantly used daily and i-watch Harris County gives the community a powerful tool in the palm of our hands! FOR MORE INFORMATION GO TO:

www.iwatchharriscounty.com

DEED RESTRICTIONS

A monthly drive through of the subdivision is done by Consolidated Management Services. Per instructions of the Board of Directors, The deed restrictions will be strictly enforced. The deed restriction violations most often observed are mowing, edging and weed eating of lawns, inoperable/stored vehicles parked in driveways or on the street, miscellaneous items stored on porches, sides of house or on driveways and house repairs. Attentions to the deed restrictions will result in an attractive home and no letters from your Association. If you should require a copy of your deed restrictions: WWW.CMSGROUP.ORG

SHOULD YOU SEE ANY VIOLATIONS REPORT THEM TO ALLISON

AT 281-296-9775

NORTHCLIFFE MANOR A.C.I.A.

128 VISION PARK BLVD. #110
SHENANDOAH, TEXAS 77384

PHONE: 281-296-9775

FAX: 281-296-9788

E-MAIL:

CMS.ALLISON@GMAIL.COM

We are trying to update our records with e-

mail address, please send your e-mail

address to cms.allison@gmail.com

or fax it to 281-296-9788.

