



## *Nantucket Preservation Association, Inc.*

### **NEWSLETTER FROM THE BOARD OF DIRECTORS** December 2001

The Board of Directors of the Nantucket Preservation Association, Inc. (NPA) would like to give you an update on our activities over the past 6 months.

#### **Property Management Firm Contracted**

BrazosLand Properties has been contracted as the property management firm to handle the day-to-day operation of the subdivision, management of financial obligations, and assess home owner dues. A handout is enclosed that list their contact information.

#### **Nantuckettexas.com Web Site**

We now have a web site, which can be located at the URL [nantuckettexas.com](http://nantuckettexas.com). A handout is enclosed of the home page of the web site. The web site contains:

- Email contacts to the Board of Directors and Property Management firm.
- Meeting minutes (you must email the Web Master to get the ID and password)
- Budget (you must email the Web Master to get the ID and password)
- Home Owner Directory (see enclosed form if you would like to be listed)
- Baby/Pet Sitter Directory (see enclosed form if your/your siblings would like to be listed)
- Calendar of Events
- Committee Structure and members
- By-Laws and Deed Restrictions/Covenants (under construction)
- Emergency contact numbers
- Neat stuff, such as weather, master clock time, aerial views, maps, etc.

#### **Subdivision Improvements**

The Board of Directors has approved BrazosLand Properties to begin a sequence of improvements. These include: fix the lights at the entrance, install a gate at the dam entrance, put up posted signs to keep out trespassers, repair the road and boat ramp in the park, fix the boat house deck and railing to avoid injuries, install a new gate and key system to access the park, and procure flags to fly at the subdivision entrance on special occasions and flag days. All these improvements will be accomplished within the limits of the current year's budget.

#### **2002 Budget**

The Budget has been set for the 2002 fiscal year, and the dues assessment will stay the same. You can view the budget on the web site.

## **Committees**

Committees have been formed, some of which have been quite active.

- The Social Committee organized a successful Halloween Night, Chili Cook-Off in the Park and Nantucket Ladies Luncheons.
- The Maintenance Committee constructed a stretch of "top quality" fencing in the Park.
- The Annexation Committee is keeping a finger on the pulse of College Station's plans.
- The Lake and Park Committee has been active in limiting beaver damage around the lake.
- The Architectural Control Committee is always active in assuring that Deed Restrictions and Covenants are followed. Be aware that all new construction and construction modifications must be approved by the Architectural Control Committee.

## **Lake and Park Rules**

Lake and Park Rules have been established and are listed on an enclosed handout.

- A new gate and key system will be installed at the entrance to the park.
- Once installed, each home/lot owner may obtain a key from BrazosLand Properties.
- The first key is free, but there will be a charge for replacement keys.
- There will be about a month grace period when the old and new lock will be interlocked.

## **Home Owner Identification - Dashboard Placard**

There is always difficulty identifying that individuals using the Lake and Park are home/lot owners or their invited guests. To solve this each home/lot owner will be issued a dashboard placard with their individual identification number. The placard must be displayed on the dashboard of your or your guest's vehicle when parked at the Park while using the Park or Lake. The placard can also be carried on the person of individuals that may be dropped off at the Park. Placards will be issued early next year.

## **Home Owner Poll**

The Board of Directors needs your help. Each Board member is committed to make decisions that are according to the wishes of the majority of home owners and that increase the quality of life in the subdivision. To do this, we need to know your views. Enclosed is a Home Owner Poll that asks some of the questions that we have asked ourselves, and some which have been posed by home owners. We ask that each home/lot owner fill-out and return the Poll.

## **Community Projects and Work Days**

The Board of Directors would like to encourage community involvement by as many home/lot owners within the subdivision as possible. To foster this, we are thinking of community projects and work days. For example, we may have a "Clean Up the Park Day" in the spring, or a "Paint the Fences Day". So be prepared to get involved!

## **Approval of Architectural Plans by the Architectural Control Committee (ACC)**

All new construction or external remodeling, including fencing and ancillary buildings, must be approved by the Architectural Control Committee (ACC). The procedure is summarized as follows:

- Plans may be submitted to the Chair of the ACC, the Board of Director representative on the ACC, or the Property Management Firm. Contact any of the above via the email on the web site to arrange delivery of plans.

- Approval must be obtained prior to start of construction.
- The ACC will usually convene, review, and approve or disapprove any request the week after the request is received, however the By-Laws allow up to 60 days. .
- The primary function of this review is to assure that the By-Laws and the Declaration of Covenants, Conditions, Reservations and Restrictions for the particular Phase are followed.
- Failure to seek approval may cause complications upon closings, may require post-construction modification at the expense to the owner and/or may result in legal action by the Nantucket Preservation Association, Inc.
- Decisions of the ACC are final, conclusive and binding, unless appealed in writing to the Design Review Committee. Any appeal must be based on allowances permitted in the Declaration of Covenants, Conditions, Reservations and Restrictions for the particular Phase.

### **Next Association Meeting**

We will have the Annual Association Meeting in February 2002. It will probably be held at the Wellborn Community Center. You will receive a notice in the mail. The Annual Association Meeting is our opportunity to meet in a community forum, share ideas, and decide the direction of the subdivision. Please plan to attend.

As a closing comment, the Board of Directors is very appreciative of the phenomenal support we have received from the home/lot owners. A lot of individuals have put in a lot of effort into committees and other activities. You make our job easier and Nantucket a nicer place to live!

Thanks,

Dave Reed

Penny Holmes

Pam Rosynek

Bill Harris

Gerald Atmar