



# CALLING ALL HOMEOWNERS

All meetings of the association board are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the homeowner forum conducted at the beginning of each business meeting.

Here are few tips for participating:

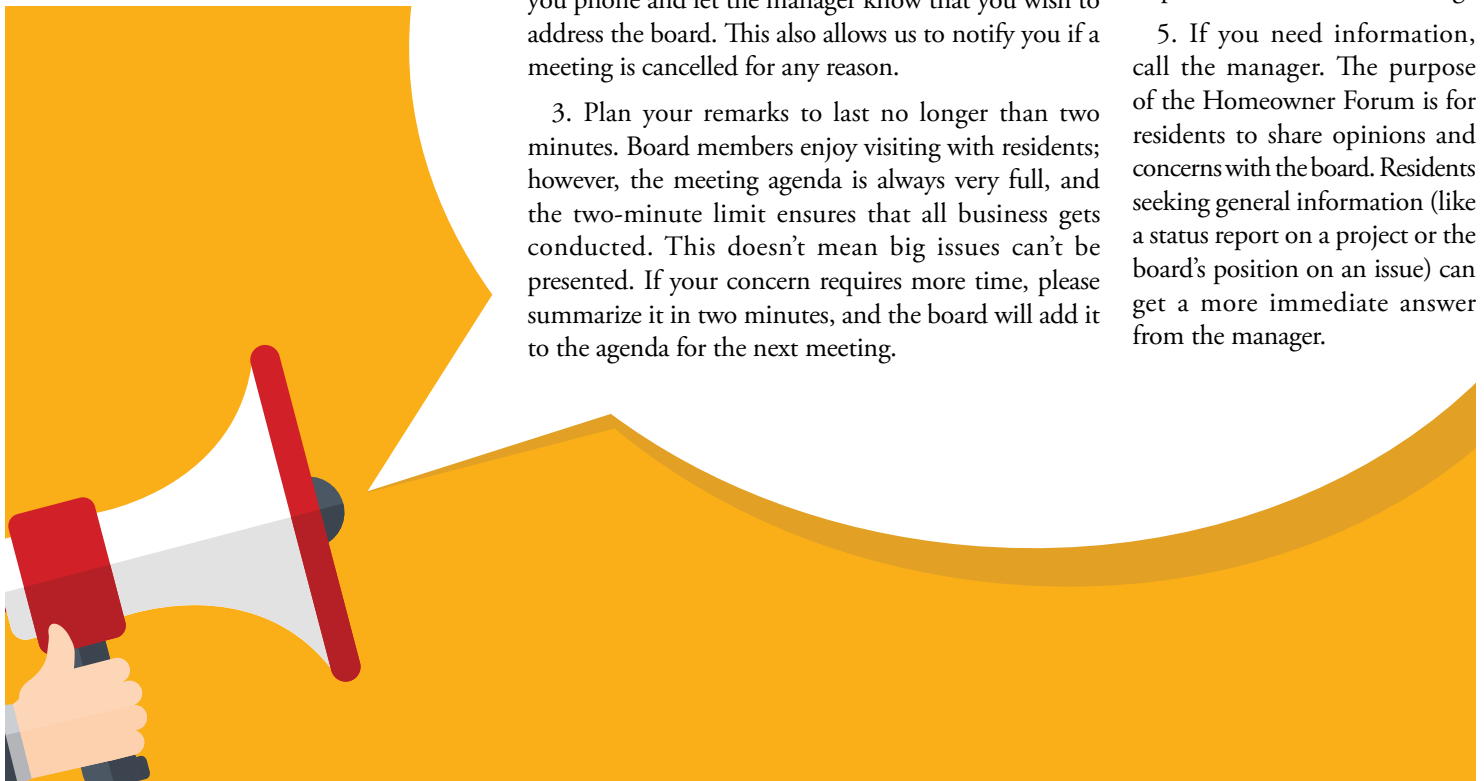
1. Put it in writing. You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.

2. Call ahead. As a courtesy, the association asks that you phone and let the manager know that you wish to address the board. This also allows us to notify you if a meeting is cancelled for any reason.

3. Plan your remarks to last no longer than two minutes. Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the two-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in two minutes, and the board will add it to the agenda for the next meeting.

4. Don't expect an immediate response. Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.

5. If you need information, call the manager. The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.



## IMPORTANT NUMBERS

CGNOA Recreation Center .....	281-290-6723
Guard House.....	281-357-4183

### SCHOOLS

Tomball Independent School Dist. ....	281-357-3100
Willow Creek Elementary .....	281-357-3080
Canyon Pointe Elementary.....	281-357-3122
Northpointe Intermediate .....	281-357-3020
Willow Wood Junior High .....	281-357-3030
Tomball High School .....	281-357-3220
Tomball Memorial High School.....	281-357-3170

### PROPERTY TAX

Harris County Tax.....	713-224-1919
Mud #280 and Mud #15.....	281-376-8802
NW Harris WCID.....	281-376-8802

### POLICE & FIRE

Emergency .....	911
Harris County Sheriff ( Non Emergency) .....	713-221-6000
Klein Vol. Fire Dept. ....	281-376-4449

### MEDICAL

Tomball Regional Medical Center .....	281-401-7500
Methodist Willowbrook Hospital.....	281-477-1000
Houston Northwest Medical Center .....	281-440-1000
Cy-Fair Hospital.....	281-586-4700
Texas Sports Medicine Center .....	281-351-6300
Poison Control.....	800-764-7661
Cypress Creek EMS (www.ccems.com) .....	281-378-0800

### UTILITIES

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Centerpointe Energy Entex .....	713-659-2111
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## IT'S ANOTHER NEW YEAR...

“Happy New Year!” That greeting will be said and heard for at least the first couple of weeks as a new year gets under way. But the day celebrated as New Year’s Day in modern America was not always January 1.

**ANCIENT NEW YEARS:** The celebration of the new year is the oldest of all holidays. It was first observed in ancient Babylon about 4000 years ago. In the years around 2000 BC, the Babylonian New Year began with the first New Moon (actually the first visible crescent) after the Vernal Equinox (first day of spring). The beginning of spring is a logical time to start a new year. After all, it is the season of rebirth, of planting new crops, and of blossoming. January 1, on the other hand, has no astronomical nor agricultural significance. It is purely arbitrary. The Babylonian new year celebration lasted for eleven days. Each day had its own particular mode of celebration, but it is safe to say that modern New Year’s Eve festivities pale in comparison. The Romans continued to observe the new year in late March, but their calendar was continually tampered with by various emperors so that the calendar soon became out of synchronization with the sun. In order to set the calendar right, the Roman senate, in 153 BC, declared January 1 to be the beginning of the new year. But tampering continued until Julius Caesar, in 46 BC, established what has come to be known as the Julian Calendar. It again established January 1 as the new year. But in order to synchronize the calendar with the sun, Caesar had to let the previous year drag on for 445 days.

**THE CHURCH’S VIEW OF NEW YEAR CELEBRATIONS:** Although in the first centuries AD the Romans continued celebrating the new year, the early Catholic Church condemned the festivities as paganism. But as Christianity became more widespread, the early church began having its own religious observances concurrently with many of the pagan celebrations, and New Year’s Day was no different. New Years is still observed as the Feast of Christ’s Circumcision by some denominations. During the Middle Ages, the Church remained opposed to celebrating New Years. January 1 has been celebrated as a holiday by Western nations for only about the past 400 years.

**NEW YEAR TRADITIONS:** Other traditions of the season include the making of New Year’s resolutions. That tradition also dates back to the early Babylonians. Popular modern resolutions might include the promise to lose weight or quit smoking. The early Babylonian’s most popular resolution was to return borrowed farm equipment. The tradition of using a baby to signify the new year was begun in Greece around 600 BC. It was their tradition at that time to celebrate their god of wine, Dionysus, by parading a baby in a basket, representing the annual rebirth of that god as the spirit of fertility. Early Egyptians also used a baby as a symbol of rebirth.

**AULD LANG SYNE:** The song, “Auld Lang Syne,” is sung at the stroke of midnight in almost every English-speaking country in the world to bring in the new year. At least partially written by Robert Burns in the 1700’s, it was first published in 1796 after Burns’ death. Early variations of the song were sung prior to 1700 and inspired Burns to produce the modern rendition. An old Scotch tune, “Auld Lang Syne” literally means “old long ago,” or simply, “the good old days.”

# COMMUNITY UPDATES

Dear Homeowner,

There are many sections of the concrete wall surrounding the community that are falling apart and need to be replaced. Rebuilding sections of the crumbling portions of the concrete wall has been a project that the Board has been working on for several years.

Historically the concrete wall has been replaced in sections as allowed for in the Association's budget. However, it has become apparent that the fence is crumbling at a pace that no longer allows for it to be replaced in partial sections. As the fence continues to deteriorate, it is becoming a liability to the community as the potential for it to collapse in large sections increases.

As was discussed at the Board meeting on November 17, 2016, the Board applied for a \$1,000,000 loan to complete various community projects.

The loan has been approved and we are preparing to begin the following projects for 2017.

- Replacement of all sections of the stacked stone concrete wall. It will take approximately 8 months to a year for the total

replacement to be complete. The cost will exceed \$700,000.00.

- Installation of a wooden fence, with periodic concrete columns, along the fence line of the homes that back up to Boudreaux. The Association's attorney is drawing up the required paperwork to send to the impacted owners. Permission of all impacted owners is required prior to beginning the project.

- Following the completion of the concrete wall replacement and the installation of fencing along Boudreaux Road, upgrades to the play equipment in both park areas and landscape improvements along Boudreaux Road are planned.

The Board is diligently working to improve and upgrade the infrastructure of the community. We are really excited about the projects that are planned and are looking forward to the positive impact they will have on the community and property values. We will provide updates and more specifics at the Annual Meeting on January 19, 2017. Watch your mail for the Annual Meeting notice, which you should be receiving shortly. We look forward to seeing you there!

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## THE IMPORTANCE OF FIRE EXTINGUISHERS

The association strongly encourages residents to keep at least one, and preferably several, fire extinguishers in your home. Fire extinguishers reduce the potential for damage which keeps our insurance premiums—and your assessments—down. Several types are available, and each has a specific use.

### How Many?

Common household fire extinguishers are only intended to snuff out small fires before they become serious. Keep as many as necessary to grab quickly before a fire gets out of control. For starters, you should probably have one in the kitchen, at least one on each floor, one in the garage, and one near valuable electronic equipment.

### What Type?

The kind of fire extinguisher you should use depends on what's burning. Different types of extinguishers are available for different types of fires, and each is prominently labeled with an alpha designation:

**Class A fires: paper, wood, cardboard.** If household items like cardboard, fabric, or wood (a sofa, for example) are on fire, water will do the best job of putting it out. This is a class A fire, and extinguishers containing water are labeled with an "A." Water is

useful only on class A fires, and actually can be dangerous on other types of fires: water spreads grease fires and conducts electricity in an electrical fire.

Newer A-type extinguishers are available that spray a fine mist of water, which is safer (less likely to conduct electricity) and causes less damage to documents or books. Water mist extinguishers are appropriate for a home office or home library.

**Class B fires: gasoline, kerosene, grease, oil, and other combustible liquids.** This type of fire is common in the garage or kitchen, and you should use an extinguisher labeled B or BC. Most contain dry chemicals similar to bicarbonate of soda (a great all-purpose kitchen fire extinguisher) in a pressurized foam base. Others contain Halon (older models) or Halotron.

**Class C fires: electrical equipment.** Bicarbonate type (BC) extinguishers are also useful for electrical fires. But don't confuse electrical with electronic fires—you probably don't want chemical foam on your computer or entertainment components. Carbon dioxide (CO<sub>2</sub>) extinguishers are also labeled BC, and these are probably better for extinguishing fires on or near electronic or other delicate equipment.

*(Continued on Page 5)*

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- 3 7015 Barker Cypress at F.M. 529  
Cypress, TX 77433  
281.949.3600
- 4 8470 Hwy. 6 North at West Rd  
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- 6 14044 Spring Cypress at Grant Rd  
Cypress, TX 77429  
281.949.3703
- 7 9138 West Rd at Beltway 8  
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(Continued from Page 4)

Halon is great for electronic fires, but if you're concerned about the ozone layer, you might prefer the more environmentally friendly Halotron. Keep the Halotron extinguisher near the computer or your entertainment electronics—it won't cause any damage if it's used on any of these—or in the kitchen to use on grease or electrical fires.

### What Does the Number Mean?

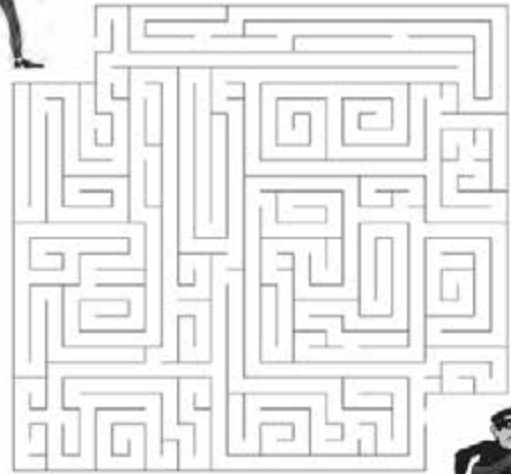
Along with the alpha designations listed above, fire extinguishers also have a number. This indicates how much fire the extinguisher can handle—higher numbers put out bigger fires. However, bigger isn't always better. Large extinguishers are more difficult to handle and can only be used by one person at a time. If you feel you need added coverage, stock several smaller extinguishers rather than just one large one.

### The All-Purpose Problem

Fire extinguishers labeled ABC will handle all classes of fire, and they would seem to eliminate the question, "What type do I need?" But the all-purpose extinguisher has some disadvantages. They're usually large and hard to handle, they contain chemicals that can corrode aluminum and damage electrical systems, and they leave a messy yellow residue.

## Kidz Maze Mania

Help the detective track down the burglar.  
Hurry! He must get through the maze  
before the burglar gets away!



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### CANYON GATE AT NORTHPOINTE MARKET REPORT FOR NOVEMBER 2016\*

Homes SOLD	68
Avg Days on Market	38
Avg Sales Price	\$224,699
Average List Price vs Sales Price Ratio	99%

\*Data is from HAR for 12-1-15 through 11-30-16

#### As of December 5, 2016:

Homes Active on the Market	8
Price Range	\$195,000 - \$318,000
<b>Homes Under Contract</b>	
Option Pending	1
Price Range	\$174,800
Pending Continue to Show	0
Price Range	-
Pending	3
Price Range	\$215,000 - \$269,900

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# CANYON GATE

## Canyon Gate at Northpointe Owner's Association BOARD OF DIRECTORS MEETING MINUTES

October 13, 2016

The Board of Directors of the Canyon Gate at Northpointe Owners Association (CGNOA) held its regular meeting on Thursday, October 13, 2016 at the CGNOA clubhouse located at 19522 Del Norte Canyon Drive. The meeting was called to order at 6:31 p.m. with a quorum of members present as follows: Dr. Sherry Carthane, Jared Sanchez, Gregory Creel and Lee Stubbert. Brenda Stuart was absent from the meeting. Also present were Deputy David Enstrom representing the Sheriff's Department and Tally Jenkins, CMCA®, AMS®, PCAM® Community Manager. Several homeowners were also in attendance.

**Resident Input:** Residents in attendance questioned the Board regarding the status of landscaping along the Boudreaux fence line. A resident in attendance suggested the owners along Boudreaux contact TXDOT to request the installation of a sound barrier.

**National Night Out:** Dr. Sherry Carthane reported that National Night Out was a big success. The residents that attended enjoyed food, prizes, moon bounces, face painting and opportunities to meet Deputy Enstrom and the volunteers from the Klein Volunteer Fire Department.

**Adopt Agenda:** Upon a motion by Dr. Sherry Carthane, seconded by Gregory Creel the Board unanimously adopted the agenda as presented.

**Minutes:** Upon a motion by Dr. Sherry Carthane, seconded by Gregory Creel the Board unanimously approved the minutes of the August 18, 2016 meeting as presented.

**Security Report:** Deputy Enstrom presented the security report for the previous two month period.

**Financial Reports:** Tally Jenkins reviewed the financial reports for previous month. The Board unanimously approved the financial report as presented.

### Old Business:

**Boudreaux Irrigation & Plantings** – The Board advised that approval for the installation of the irrigation taps and meters was sent to the

MUD #280. The installation should occur within the next few weeks.

**Weight Room Water Damage (Roof Leak)** – The Board was advised that there was no indication of a leak following the previous rain. D&C Construction will be contacted to proceed with the repairs to the closet.

**Tennis and Basketball Court Lights** – The Board reviewed proposals to install LED lights on the tennis court from Prism Electric at a cost of \$10,300.00 and from CL Sports at a cost of \$10,758.00. Prism Electric also submitted a proposal to install LED lights on the basketball court at a cost of 5,839.00. The Board postponed any action regarding the installation of the lights and will consider for the 2017 budget and fiscal year.

**Tennis Court Repairs** – The Board reviewed and postponed any action on a proposal from CL Sports to repair the expansion joints, net post, court equipment, fence and basketball goal repairs. The Board will consider for the 2017 fiscal year.

**Gate Repairs** – The Board was advised that the damaged Section 7 exit gate was replaced with the insurance proceeds from the truck that hit the gate. The front gate access lane remained closed due to an issue with the transmission of the data from the reader to the gate arm. The Gate Company, installer of the readers and Software Company were all working to determine the source of the problem.

**Gate Arm Proposal** – The Board was advised that the gate arms for the North Eldridge entrance/exit were ordered and installation would be scheduled when received.

**Speed Bumps and Bollards Proposal** – The Board was advised that the speed bumps were ordered and will be installed along with the bollards when received.

**Gate Access and Private Street Rules** - On hold pending further review.

**Gate Guard Room Update** – The Board was advised that the previously approved repairs to the guard room would be the following week.

*(Continued on Page 7)*

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(Continued from Page 6)

**Perimeter Wall Repair** – The Board previously postponed proceeding with a proposal to replace one section of the perimeter wall pending receipt of a proposal to replace all of the remaining concrete fence which is failing. The most recent proposal for one section at a cost exceeding \$100,000.00 reflected an increase of 15% in materials and labor. The proposal was received at a total cost of \$719,030.00. The Board discussed the cost of the fence and the options to replace which include paying in full from the reserve accounts and also the option to consider a loan for the project. The pros and cons of each option was discussed. The Board postponed any decision pending further review.

**Software Update** – The Board was advised that after reviewing several options, Caliber software was the most compatible with the needs of the community. The Board considered proposals for outright purchase of the software at a cost of \$17,236.00 (annual maintenance agreement required) and also to lease the software to be hosted on a cloud is \$1,935.00 (initial 3 mos. minimum) and \$605.00 per month which includes SSL Certification. Upon a motion by Jared Sanchez, seconded by Gregory Creel the Board unanimously approved option to lease the software.

#### **New Business:**

**Villages Landscaping** – Les Lightfoot, President of LEI Grounds Grooming was in attendance to discuss maintenance and owner

concerns. Several owners shared ongoing concerns with service in the Villages. Mr. Lightfoot made commitments to follow up with the owners and address the owner's concerns.

**Resident Requests for Turn Lane at Main Entrance** – The Board reviewed an email from a requesting a left turn lane be designated at guardhouse exit. The request will be considered at a later date.

**Resident Request for Speed Bump Replacement** – The Board reviewed an email request for the Board to consider replacing the white speed bumps through the community with speed bumps similar to those at the North Eldridge entrance. The Board will request proposals for review.

**PCAM Case Study** – The Board reviewed and approved a request form Community Association Institute (CAI) to allow the community to be the subject of the Case Study for those seeking a PCAM designation. Upon a motion by Gregory Creel, seconded by Lee Stubbett the Board unanimously approved the request. CAI will be advised of the Board's decision.

**Pool Storage Room Electrical Repair Proposal** – Upon a motion by Gregory Creel, seconded by Dr. Sherry Carthane the Board unanimously approved a proposal from Prism Electric to replace the wiring and exhaust fan in the pool storage room at a cost of \$5,578.00.

**eGo Plus Sticker Tag** – The Board reviewed Information regarding a TransCore sticker tag as a replacement for the transponders. The sticker

(Continued on Page 11)

# REACHING YOUR NEIGHBORS

*and many others...*

- Atascocita CIA
- Blackhorse Ranch
- Briar Hills
- Bridgeland
- Canyon Gate at Northpointe
- Cardiff Ranch
- Cypress Creek Lakes
- Cypress Mill
- Cypress Park
- Eagle Springs
- Fairfield
- Grand Lake Estates
- Lakeshore
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes on Eldridge
- Lakes on Eldridge North
- Laurel Creek
- Legends Ranch
- Meyerland
- Normandy Forest
- North Lake Forest
- Park Creek
- Park Lakes
- Riata Ranch
- Shadow Creek Ranch
- Silverlake
- Steeplechase
- Sterling Lakes
- Stone Forest
- Summerwood
- Towne Lakes
- Village Creek
- Villages of Decker Oaks
- Villages of NorthPointe
- Walden on Lake Houston
- Willowbridge
- Willow Pointe
- Winchester Country
- Windermere Lakes
- Woodwind Lakes
- Wortham Villages

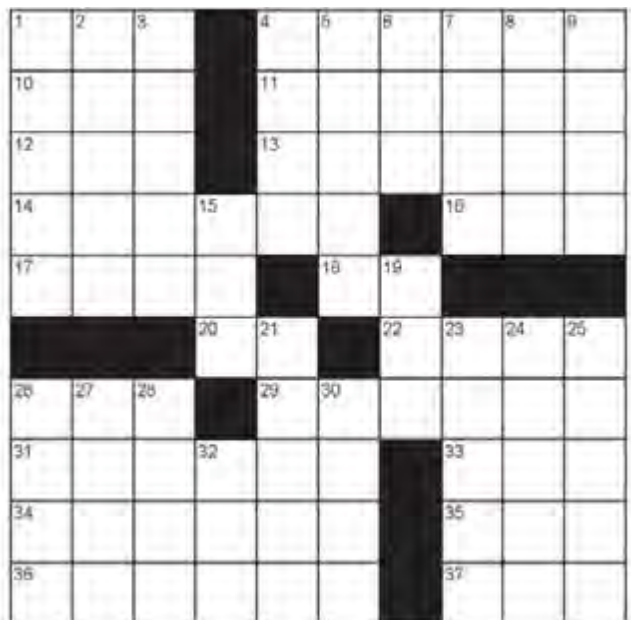
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1. However
4. Brand of soda
10. Environmental protection agency (abbr)
11. Large zoo animals
12. Revolutions per minute
13. Timely (2 wds.)
14. Careen
16. BB association
17. Totals
18. We
20. Disc jockey (abbr.)
22. \_\_\_ the hatchet, forgive
26. Move up and down
29. Famous female pilot Earhart
31. For each one
33. Teaspoon (abbr.)
34. What a pastor gives
35. Representative
36. Scours
37. Whichever

### DOWN

1. Baseball player Yogi
2. Elevated
3. Broken in
4. Loafer
5. Eastern religion
6. Liable
7. Gyrate
8. Burial chamber
9. At sea
15. Drug
19. Compass point
21. Israel's former name
23. Radical
24. Got out of bed
25. Talky
26. Singing voice
27. Organization of Petroleum Exporting Countries
28. Energy
30. Not women's
32. Flightless bird

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## Avoid Silly Mistakes on Your Tax Returns

Tax time is fast approaching. Many of you prepare your own tax returns, so we wanted to remind you of a few common mistakes and offer ways to avoid them.

Let's get the bad news out of the way first: You cannot deduct your association assessment. Although they're used like taxes, assessments aren't taxes. They're payment for products and services delivered to all residents the association—utilities and trash removal, for example.

IRS instructions for preparing tax returns are quite useful and thorough. They can be a big help for do-it-yourselfers. However, it's the little things—silly mistakes—that most often creep into your documents and cause problems. Here are just a few tips to keep in mind:

- Prepare your tax return as early as possible. Waiting until the last minute increases your chances of making mistakes. Give yourself time to gather documents or research details. Better yet, collect these documents throughout the year in a special file so you have them ready at tax time.
- Use the correct tax rates. Tax tables can be dense and difficult to read; use extra care.
- Fill in every line. If a line item on a form doesn't apply to you, put a zero or a strike through where the amounts would be. That indicates you determined it doesn't apply to you.
- Make sure all your documents are complete. Attach forms, schedules,

supporting statements and explanations. If you need more space, attach separate sheets that are the same size and format as the printed forms. Transfer the totals onto the printed forms. Put your name, social security number and date on all extra pages.

- Rounding is OK. Round off all amounts on your tax return. Round up to the next dollar all amounts that are 50 cents or more. Round down all amounts that are between one and 49 cents.
- Pay on time. File on time. The quickest way to get the IRS' attention is to pay your taxes late or file your return late.
- Reply promptly to all IRS inquiries. Ignoring the IRS invites trouble—you could be audited or have your assets seized.
- Ask another person to review your tax return to check your math and ensure that all fields are accounted for. Math errors are the most frequent mistake on individual tax returns.
- Sign the return. If you pay someone to prepare your taxes, that person must sign your tax return. But, you must sign and date your own tax return no matter who prepares it.
- Keep copies of your tax return and all supporting documents. You'll need them next year, and you should keep them for another five to seven years after that before destroying them.

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*(Continued from Page 7)*

tags which are similar to EZ-tags are smaller, less expensive and do not require batteries. The stickers would be placed on the driver's side of the windshield and like the transponders, would be programmed specifically for CGNOA gate access.

The Board reviewed proposals from LEI Enterprises for the removal of 2'ft of underbrush from outside their fence line. The underbrush is pushing against the fence and causing damage. The Board requested an additional proposal be solicited for comparison.

The Board was advised that a proposal was submitted from Elite Protective Services for the Gate Guard Contract. There was no savings to the Association and the proposal was declined.

The Board was advised that Harris County reported there would be no increase in the Sheriff Patrol Contract for 2017.

Adjournment – The Board adjourned into Executive Session at 7:48 p.m. to review the legal status report and correspondence from a homeowner.

The Executive Session meeting adjourned and the Board reconvened into the regular meeting at 8:10 p.m.

There were no decisions made and the meeting was adjourned.

The next meeting date has not been determined.  
(Approved at the November 17, 2016 meeting)

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