



HOLIDAY OFFICE HOURS



Christmas Office Closure:

office will be closed Monday, December 25th and Tuesday, December 26th.

New Year's Office Closure:

The office will be closed Monday, January 1st.

Christmas Gate Access: Christmas is one of the busiest day of the year at the front gate. For your convenience as well as to expedite traffic, residents living in the gated sections can email the guards again this year. Please email-or drop off your list of Christmas Day guests that you are expecting or if you are expecting a large number of guests, a request for open access is recommended. Open Access can be provided until 10 pm on Christmas Day. Please include your name, address, and contact phone numbers for any questions that may arise.

Phone calls to the front gate after 10 am Christmas Day may not be received if the personnel are checking in a large volume of guests, therefore it is recommended that you contact the personnel prior to Christmas Day via email: frontgate@cgnoa.com Include your name, address and your guest list. Thank You.

2nd Annual

Christmas Toy Drive.



November 27th – December 18th

Unwrapped Toys for All Ages Accepted

**We are also accepting
Canned Goods and Toiletries**

**Please bring all donations to the clubhouse
19522 Del Norte Canyon Drive**

HOLIDAY SAFETY TIPS

Decorating Safety

- Never use lighted candles near trees, boughs, curtains/drapes, or with any potentially flammable item.
- Wear gloves while decorating with spun glass "angel hair." It can irritate your eyes and skin. A common substitute is non-flammable cotton.
- When spraying artificial snow on windows or other surfaces, be sure to follow directions carefully. These sprays can irritate your lungs if you inhale them.
- Small children may think that holiday plants look good enough to eat, but many plants may be poisonous or can cause severe stomach problems. Plants to watch out for include: mistletoe, holly berries, Jerusalem cherry and amaryllis. Keep all of these plants out of children's reach.
- When displaying a tree, cut off about two inches off the trunk and put the tree in a sturdy, water-holding stand. Keep the stand filled with water so the tree does not dry out quickly.
- Stand your tree away from fireplaces, radiators and other heat sources. Make sure the tree does not block foot traffic or doorways.
- Avoid placing breakable tree ornaments or ones with small, detachable parts on lower branches where small children or pets can reach them.

STAY WARM WITH A GOOD BOOK



Since the weather is brisk and the wind is frigid, slip on those cozy sweatpants, make some tea, or treat yourself to some cocoa and get to reading one of these fantastic books! Submerge yourself into places that bring you warmth, nestle up with a good book.

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

Centerpointe Energy	713-207-7777
Power To Choose.....	888-797-4839
Centerpointe Energy Entex	713-659-2111
En-Touch (Customer Service)	281-225-1000
Telephone AT&T.....	800-464-7928
Water District Manager (15 & 280)	281-376-8802
Waste Management	713-686-6666
Waste Management Hazards Waste Pickup-280 Only	800-449-7587
Utility Marking - Texas One Call	800-245-4545
Before You Dig.....	811

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Canyon Gate at Northpointe Owner's Association

Board of Directors Meeting Minutes - August 17, 2017

Call to Order: Lee Stubbett called the meeting to order at 6:32 p.m. Lee Stubbett, Greg Creel, Patrick Kennedy, Sherry Carthane-Clem and Mike Roper were in attendance. Association Manager, Tally Jenkins, CMCA, AMS, PCAM and Deputy Dave Enstrom were also in attendance.

Homeowner Input: Three residents were in attendance. Discussions included the status of the Boudreaux Fence installation and a request for the Board to consider making the concrete wall behind the Papago Park taller when it is replaced.

Adopt Agenda: Upon a motion by Patrick Kennedy, seconded by Sherry Carthane-Clem the Board unanimously adopted the agenda as presented.

Minutes: Upon a motion by Sherry Carthane-Clem, seconded Greg Creel the Board unanimously approved the minutes of the June 15, 2017 meeting as presented.

Security Report: Deputy Enstrom reviewed the Security Report for June and July 2017. Deputy Enstrom reported there was one Burglary of Vehicle, one Stolen Vehicle and an incident on the basketball courts where six individuals from an adjoining community were charged with criminal trespassing.

Financial Reports: Greg Creel reviewed the Financial Report for the month ending June 30, 2017 and provided an update on the status of the loan and related expenditures.

Interim Decisions:

Replacement of Office Furniture: The Board authorized the purchase of new furniture to replace the office furniture that was falling apart. The purchase was a budgeted amount.

Electricity Contract and Audit: The electricity contract expired in September. The Board approved a contract with StarTex with a 60-month rate of \$.0448 and an anticipated annual savings of \$9,600.00. The Board also approved the Tax Refund Consulting Services Agreement to allow for Kilowatt Partners to seek recovery of sales and use tax refund on behalf of the Association.

Old Business:

Concrete Wall Replacement: The Board was advised that Concrete Fence Systems replaced a section of the wall on Del Norte Canyon Drive that had begun to collapse. The wall will be painted when they return to work on other sections of the wall.

Boudreaux Fence: The Board was advised that the columns were complete and the installation of the fence had begun at the East end of Boudreaux.

Entrance Light Upgrade: The Board was advised that the installation of the LED accent lights at the entrance monuments was complete.

Removal and Replacement of Damaged Poles: The Board was advised that the replacement of two of the light poles in the park area adjacent to the basketball and volleyball courts was complete.

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CANYON GATE

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The pole for the light adjacent to the tennis courts will be replaced when it comes in.

Tree Trimming: The Board was advised that Urban Foresters would complete the trimming of all trees in common areas and cul-de-sacs within the following week.

Concrete Raising: The raising of the community sidewalks will be complete within the next week.

Shade Structure Proposals: The Board postponed any decision regarding proposals from Kraftsman Parks and Playground to install a shade structure over the baby pool pending the receipt of additional proposals.

Proposal to Retrofit Clubhouse Lights: The Board postponed any decision regarding the proposal to replace all of the recessed light fixtures with LED down lights in the clubhouse pending the receipt of additional information regarding the manufacturer warranty. Prism Electric has advised that the manufacturer's warranty is five (5) years. The Board requested a proposal be requested to replace the bulbs instead of the fixtures.

Volleyball Net Replacement: The Board was advised that the volleyball net was replaced as approved at the June meeting.

Landscape: The Board was advised that the replacement of the Muhly Grass plants at the main entrance Mexican Feather Grass plants was complete. The removal of the dead Bottle Brush Trees will be completed with the trimming of the community trees.

Shed Roof and Gutters on Basketball Pavilion: Upon a motion by Greg Creel, seconded by Sherry Carthane-Clem the Board unanimously approved a proposal to repair the pool shed roof, gutters/downspouts on the basketball pavilion and replace the roof on the storage shed has been received from Live Oak Construction at a total cost of \$4,480.00.

Walk-In Gate: The walk-in gate across from the clubhouse has been pulled off one of the hinges and is hanging off. The Board discussed options for what to do with the gate. Upon a motion by Patrick Kennedy, seconded by Sherry Carthane-Clem the Board approved removing the gate for safety reasons.

Section 7 Call Box: The Board was advised that replacement of the Section 7 call box was complete.

Cleaning of Entry Monuments and Walls: The Board was advised that proposals continue to be solicited to clean the mildew from all of the entry monuments and walls.

Pool Phone: The proposal to transition the pool pay phone to an emergency phone will be presented to the Board when received.

Playground Upgrades: The Board reviewed and postponed any decision regarding proposals to upgrade both playgrounds pending the receipt of additional information. A meeting will be set up with each company to review the proposals.

Tennis Court Repairs: The Board was advised that the repairs to the tennis court have been completed.

Coping Stones: The Board was advised that DS Recreational Services did not replace the broken coping stones and tiles in the pool as previously approved. Additional proposals were solicited and will be presented to the Board when received.

New Business

Trespassing Prosecution: The Board was advised that Community Manager, Tally Jenkins appeared in Court on August 16, 2017 to testify against the person that taped the sensor on the arm at the back gate to gain unlawful entrance. The individual plead guilty to Criminal Mischief. He was sentenced to four (4) months' probation and a \$200.00 fine.

Water Fountain: The Board was advised that the water fountain required repairs as it was clogged with sand. It is believed that the pipe was clogged over time by individuals washing the sand from their hands in the fountain. Periodic cleaning of the fountain will be added to the list of duties for the maintenance person.

Private Streets Resolution: The Association's Attorney submitted a Resolution Regarding Private Streets for the Board to consider adopting. A copy of the resolution was presented to the Board for review. The Board was advised to note any suggested changes and consider adopting at a later date.

2018 Budget: The 2018 preliminary budget will be presented at the October meeting for the Board to adopt. The Board was requested to present any items to be considered for the budget.

Pool Inspection: The Board was advised that the Harris County

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Health Department made a surprise visit to inspect the pool. The pool passed the inspection with minimal recommendations.

Pool Contract: The Board was advised that there were some issues with the pool maintenance and lifeguard services during the pool season. Bids will be solicited for the 2018 pool season and presented to the Board when received.

2016 Audit: A copy of the draft audit was presented to the Board for review. The Board approved the draft audit as presented. Copies of the final audit will be presented to the Board at the next meeting.

2016 Tax Returns: The 2016 Tax Returns were presented for signature. There is no tax liability for the Association.

2018 Audit Proposal: The Board was advised that the contract for audit services expires following the completion of the audit for the 2017 fiscal year. Upon a motion by Sherry Carthane-Clem, seconded by Greg Creel the Board unanimously approved a proposal from Barry M. Wuntch, LLP to complete the 2018 Audit at a cost of \$7,500.

Management Certificate: An updated Management Certificate was presented for signature. The updated Management Certificate will be returned to the Association's Attorney for filing with the County Clerk.

Irrigation Repairs: Upon a motion by Greg Creel, seconded by

Mike Roper the Board unanimously approved a proposal from Vista Landscape for additional irrigation repairs at a cost of \$9,366.87.

Garage Sale: The Fall garage sale will be held on September 16, 2017.

Accounts to consider for legal action to enforce deed restrictions: Upon a motion by Greg Creel, seconded by Patrick Kennedy the Board unanimously approved legal action to enforce deed restrictions for the following accounts:

#1054 – Chickens and Lawn Maintenance

#1021 – Trailer

#157 – Trailer

Deed Restriction Legal Action: Upon a motion by Greg Creel, seconded by Patrick Kennedy the Board unanimously authorized the filing of a deed restriction lien and to proceed with a lawsuit for enforcement of deed restrictions regarding account #18.

Computer Upgrade: The Board reviewed and postponed any decision regarding a proposal to upgrade the computer services and to install a computer cabinet to store the equipment pending the receipt of additional proposals.

Clubhouse Furniture: The Board unanimously approved removing all furniture from the clubhouse. An email along with photos of

(Continued on Page 6)



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CANYON GATE

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the individual furniture pieces will be sent to all owners via email announcing the sale of the furniture via a silent auction. Bids will be submitted to the office.

Adjournment: The meeting adjourned at 8:19 p.m.

Executive Session: The Board convened into executive Session at 8:20 p.m.

Hearings/Resident Correspondence: #542 – Gate Damage

Legal Status Report: The Board reviewed the legal status report.

Reconvene Regular Meeting: The regular meeting reconvened at 9:22 p.m.

Hearing: Upon a motion by Greg Creel, seconded by Patrick Kennedy the Board unanimously approved the proposal to repair the damaged North Eldridge entrance gate at a cost of \$1,800.00 and to accept monthly payments from the owner of account #542.

Personnel: Upon a motion by Sherry Carthane-Clem, seconded by Mike Roper the Board unanimously approved offering the Administrative Assistant position to Jeneka Hartsfield.

Adjournment: The meeting adjourned at 9:24 p.m.

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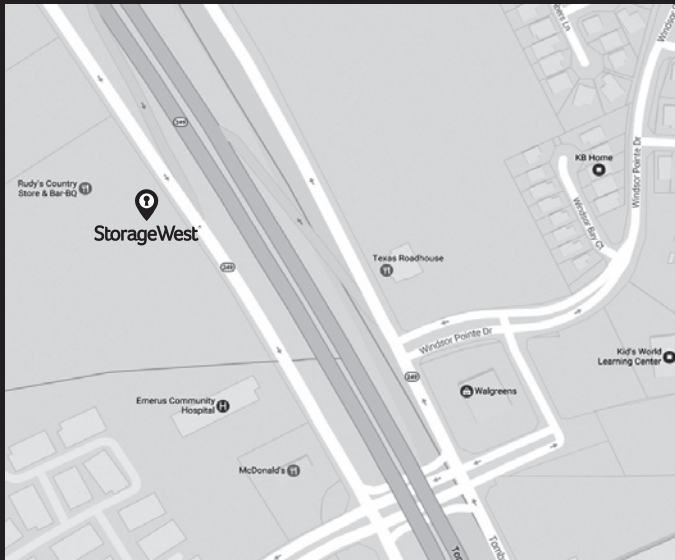
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**CANYON GATE AT NORTHPOINTE
MARKET REPORT FOR OCTOBER 2017***

Homes SOLD in October 3
Avg Days on Market 17
Avg Sales Price \$253,667
Average List Price vs
Sales Price Ratio 98%
*Data is from HAR for 10-1-17 through 10-31-17

As of November 1, 2017:

Homes Currently for Sale 11
Price Range \$179,900 - \$299,900

Homes Under Contract 3

Option Pending 0
Price Range N/A
Pending Sales 0
Price Range N/A
Pending 3
Price Range \$229,900 - \$284,900

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