



Annual Community Food & Toy Drive

Until December 19th - Please Join Us!

In an effort to support and assist the Tomball Emergency Assistance Ministries (TEAM) collect food for the less fortunate this Holiday Season, we will again be hosting a food drive through December 19th.

We are accepting non-perishable food items with unexpired sell by and/or use by dates.

There will be two boxes setup in the foyer of the clubhouse for donations and we will place a box in the guardhouse for donations as well.

We're hoping that everyone in Canyon Gate at Northpointe will participate and that our Community will be able to assist some of the many families that are less fortunate and are in need of food.

We are also accepting unwrapped toy donations in addition to our food drive. We'd like to help as many families as possible have a Holiday Season that is full of Joy.

Dear Canyon Gate at Northpointe Property Owner:

In accordance with the By-Laws for the Canyon Gate at Northpointe Homeowners Association, the 2019 Annual Meeting of the members is tentatively scheduled for January 17, 2019.

The purpose of the Annual Meeting of the members will be to elect two (2) Directors to the Board of Directors of the Association for a term of three (3) years.

If you are interested in being placed on the Ballot for the Board of Directors, please review and return the Candidate Information Form as directed in the attachment to the Canyon Gate at Northpointe Owners Association at the address above by December 15, 2018. You may also fax your form to 281-290-6774 or email it to staff@cgnoa.com

Please note: Completed Candidate Information Forms will be copied included with the Annual Meeting Notice for review prior to voting by each member. Candidate Information Forms will be printed (double-sided) in alphabetical order by last name. Please limit responses to one (1) page. It is recommended that responses be typed for ease of reading.

Thank you,

Board of Directors

Canyon Gate at Northpointe Homeowners Association

Considering Running for Your Community Board of Directors?

Board members are unpaid volunteers that are elected to serve three (3) year terms. If elected, you will share in the responsibilities of making decisions about where you live. Commitments vary from a couple of hours of email a week and 3-4 hours of meetings in any given month. Additional time commitments may also include special projects, committee liaison time and training hours throughout a calendar year. Of course, some Board members volunteer much more time as their schedules permit.

The governing body (or Board of directors) of the HOA is responsible for the management of all aspects of the Association. It may delegate management of certain activities to other persons or businesses, such as a property management service, but it must retain ultimate control.

As a Board member, you will want to carefully review and understand all the HOA's governing documents, such as the bylaws, articles of incorporation, covenants, conditions, and restrictions (CC&Rs), and day-to-day operating rules. The Association is also subject to Local, State and Federal Laws.

The Board's powers and duties is not limited to, but includes such things as:

- Enforcing provisions of the declaration, articles, and bylaws for the ownership and management of the development.
- Paying taxes and assessments that are, or could become, a lien on the common area.
- Contracting for insurance on behalf of the association.
- Contracting for goods or services for the common areas or for the association.
- Delegating powers to any committees, officers, or employees of the association as authorized by the governing documents.
- Preparing budgets and financial statements for the association.
- Formulating rules of operation for the common areas and facilities, and
- Conducting disciplinary proceedings against members of the association for rule violations.
- Participate in training courses or gather information regarding the applicable Texas Property Laws.

Volunteering to serve as a Board member can be a serious commitment of time and energy.

(Continued on Page 4)

IMPORTANT NUMBERS

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

SCHOOLS

Tomball Independent School Dist.281-357-3100
Willow Creek Elementary281-357-3080
Canyon Pointe Elementary.....281-357-3122
Northpointe Intermediate281-357-3020
Willow Wood Junior High281-357-3030
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 WCID281-376-8802

POLICE & FIRE

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

MEDICAL

Tomball Regional Medical Center281-401-7500
Methodist Willowbrook Hospital.....281-477-1000
Houston Northwest Medical Center.....281-440-1000
Cy-Fair Hospital.....281-586-4700
Texas Sports Medicine Center281-351-6300
Poison Control800-764-7661
Cypress Creek EMS (www.ccems.com)281-378-0800

UTILITIES

Centerpointe Energy713-207-7777
Power To Choose.....888-797-4839
Centerpointe Energy Entex713-659-2111
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 Call800-245-4545
Before You Dig..... 811

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Board of Directors Meeting Minutes

September 20, 2018

Call to Order: Lee Stubbett called the meeting to order at 6:30 p.m. Lee Stubbett, Greg Creel, Patrick Kennedy, Sherry Carthane and Mike Roper were in attendance. Also in attendance were Association Manager, Tally Jenkins, CMCA, AMS, PCAM, Holly Harrison, John Parker and Santos Trejos representing Vista Landscape Services.

Homeowner Input: Six residents were in attendance. Discussions included requests for eblasts to provide updates on the status of gate operations, mats for the restrooms, restroom access from gym, status of ceramic buttons, requested revisions to EZtag access limits for residents and the use of clubhouse for scouting events.

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

Minutes: Upon a motion by Sherry Carthane, seconded by Patrick Kennedy the Board unanimously approved the minutes of the April 19, 2018 meeting as presented.

Financial Reports: Greg Creel reviewed the Financial Report for the month ending May 31, 2018. Upon a motion by Greg Creel, seconded by Sherry Carthane the Board unanimously accepted the financial reports as presented.

Introduction of Administrative Assistant: Holly Harrison was introduced as the new Administrative Assistant as of August 31st. Holly Replaced Jen Hartsfield who resigned her position on July 27th.

Annual Meeting Drawing – A drawing was held to award (5) \$50.00 gift certificates for owners that returned proxies or voted at the annual meeting. Two winners were in attendance at the meeting. The remaining gift certificates will be mailed to the three winners that were not in attendance.

Interim Decisions:

Tables for Clubhouse Events – The Board approved the purchase of seven (7) eight (8) foot tables at a cost of \$79.00 each to replace the damaged tables used for events. The two tables purchased previously were returned.

National Night Out - The Board approved working with the non-profit organization The 2026 Foundation to provide the food for the NNO event. The Board will fund the cost of the hot dogs, hamburgers and pulled pork. The 2026 Foundation will donate their time and grill to bar-b-que the food for the event. The collaboration will allow the Association to add more variety to the menu at a lower cost. All other aspects of the event remain unchanged.

Old Business:

Sales Tax Refund – The Board was advised that the refund for the overpayment of sales tax for electricity had been received. The Association's net refund after fees was \$13,509.54.

Cleaning of Entry Walls and Monuments - The Board reviewed proposals from Concrete Fence Systems to clean portions of the entry wall and from Pressure Washing and Vista Landscape Service to clean the entry monuments and other entry areas. The Board requested the proposals be resubmitted so the items noted in the bid were exactly the same. It was also requested that additional language be added to the bid for the concrete wall cleaning regarding responsibility for damages.

Pool Leak Detection – The Board reviewed proposals to perform leak detection services in the pool area are as follows:

(Continued on Page 5)

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CANYON GATE AT NORTHPOINTE MARKET REPORT FOR OCTOBER 2018*

Homes SOLD in October 3
Avg Days on Market 47
Avg Sales Price \$269,131
Average List Price vs
Sales Price Ratio 97.14%
*Data is from HAR for 10-1-18 through 10-31-18

As of November 1, 2018:

Homes Currently for Sale 4
Price Range \$219,900 - \$272,000

Homes Under Contract 4

Option Pending 2
Price Range \$187,000 - \$237,000
Pending Continue to Show -
Price Range -
Pending 2
Price Range \$250,000 - \$300,000

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CANYON GATE

(Continued from Cover)

Board Candidate Application and Questionnaire

Please prepare and return a written statement regarding your desire to be a candidate for the Board. This statement will be included in the Annual Meeting Notices mailed to all owners of Canyon Gate at Northpointe OA, Inc.

Please note it is not a requirement that you prepare a written statement or provide any of the information suggested prior to the meeting as you may also be nominated from the floor at the Annual Meeting. However, it is requested that the information asked for below be provided so that the residents can have an initial impression of your qualifications and background.

Please submit your typed information on a 8.5 x11 sheet of paper. Submissions should not exceed 1 typed page.

Name: _____

Phone: (H) _____ (C) _____

Address: _____

Email: _____

Owner Since? _____

Occupation: _____

Company: _____

Have you ever served on a Homeowners Association Board or Committee?

If yes, where and in what capacity?

In what areas of the Association are you interested?

ACC _____ Gates/Security _____ Deed Restriction Enforcement _____

Parks/Irrigation/Landscape/ _____ Newsletter/Communication/Website _____

Social _____ Other (explain) _____

Introduction: Discuss your background, expertise or any experience that qualifies you for a Board of Directors position. (For example: occupation, organizations, education, special interests, regular meeting attendance, HOA committees, previous or existing involvement in an HOA, etc.)

Why are you interested in running for the Board or remaining on the Board?

What skills, qualities and practical experience would you bring to the Board of Directors?

In what specific ways have you contributed to our community in the past? (If you are a new resident, provide examples from your previous community)

What is an area of improvement that would benefit the entire neighborhood and why?

What is your vision of the community five years from now?

CYPRESS CHRISTIAN SCHOOL



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(Continued from Page 2)

IC's Leak Detection - \$650-\$850

A+ Leak Detection - \$1,200.00 (includes some minor repairs)

Greater Houston Pool Management - \$800.00

Upon a motion by Mike Roper, seconded by Sherry Carthane the Board unanimously approved the proposal from A+ Leak Detection.

Clubhouse Cleaning Proposals – Upon a motion by Greg Creel, seconded by Mike Roper the Board unanimously approved a proposal from C&S Janitorial Services, Inc. at a cost of \$345.00 per month. A termination letter will be sent to BCCS with a 30 day notice.

New Business

Income Tax Return/Draft Audit – The 2017 tax return and draft audit for the years ended December 31, 2017 and 2016 were presented to the Board for review and signature. Upon a motion by Greg Creel, seconded by Sherry Carthane the Board unanimously accepted the draft Audit as presented.

Clubhouse Rental Deposit – The Board discussed the current rental contract which includes requiring a security deposit with a list of detailed various financial penalties if the clubhouse is not cleaned properly or damage occurs. It was recommended that the amount to be withheld for damages be determined based on each specific rental and the course of corrective action needed; as it is not possible to pre-determine the cost or extent of any possible damage or cleaning required. Upon a motion by Greg Creel, seconded by Patrick Kennedy the Board unanimously approved amending the Clubhouse Rental Agreement regarding deposits

to be based on actual cost of damage.

Gate Repairs – The Board reviewed proposals from AMC Access Control for the following:

- Install new HY-security gate operator at Section 7 to match gate – includes built in battery operator at a cost of \$6,356.75.
- Install new battery backup system on Section 7 gate at a cost of \$1,485.00.
- Install new control wire for EZ-tag to entrance operator for anti-tailgating.

Upon a motion by Patrick Kennedy, seconded by Greg Creel the Board unanimously approved installing a new battery backup on the Section 7 gates at a cost of \$1,485.00.

Speed Bumps – The Board discussed the continued incidents in which the North Eldridge gates have been hit and the related problems with damages to the operators, gates, the amount of time the gates are open due to being hit and how best to protect the gates. The Board was reminded that the gates were not hit during the time that there were larger speed bumps placed at the gates. The Board also discussed the response from the residents regarding having three 5mph speed bumps at both the entry and exit gates. The Board discussed the concerns regarding the gates not being able to function as intended and concerns with number of speed bumps previously installed. Upon a motion by Greg Creel, seconded by Sherry Carthane the Board unanimously approved installing one 5mph speed bump at the approach to both the

(Continued on Page 10)

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5 Ton 16 Seer \$9995.00 Warranty 2 years labor 10 years all parts but with LIFETIME compressor warranty as long as you own the home.

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TACLA13854C

CANYON GATE

Canyon Gate at Northpointe Owner's Association 2018 Approved Budget

Association Income		2019 Budget
		1091 x 950
40000	Assessments - Current Yr	\$ 1,036,450.00
	Total Assessment Revenues	\$ 1,036,450.00
Other Income		
41100	Fees-Pool Usage/Registration	\$ 500.00
41200	DR Violation Fees	\$ 1,000.00
41300	Gate Entry Transponders	\$ 2,500.00
41500	Bank Interest Income	\$ 200.00
42300	Transfer Fees	\$ 10,000.00
42500	Late Fees	\$ 14,500.00
42600	Interest Fees	\$ 11,000.00
42700	Adopt a School Transfer a/c	\$ 2,500.00
43000	Admin/Certified Letter Fee	\$ 5,200.00
44000	Reimbursed Legal Fees	\$ 10,000.00
45000	Reimbursed Patrol Contract MUD	\$ 71,000.00
46000	Clubhouse Rentals	\$ 2,000.00
46500	NSF Fees	\$ 300.00
47000	Misc Income	\$ 500.00
47500	Property Damage Reimbursement	\$ 5,000.00
	Total Other Income	\$ 136,200.00
	Total Association Income	\$ 1,172,650.00
Association Expenses		
Utilities		
80070	Electricity Clubhouse/Amenitie	\$ 7,500.00
80100	Electricity - Street Lights	\$ 80,000.00
80110	Telephone/Internet	\$ 12,750.00
80130	Water & Sewer	\$ 35,000.00
	Total Utilities	\$ 135,250.00
Administrative		
80160	Legal Fees - Corporate	\$ 4,500.00
80170	Collection - Legal	\$ 5,000.00
80180	DR - Legal	\$ 1,000.00

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Lights in the Heights Festival

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Franck's Christmas Light Show, Copperfield
Prestonwood Forest
Shepherd Park & Candlelight Park

NORTH

Christmas Ranch - Cleveland
Dearing Dazzle - Conroe
Dodd Family Holidays - The Woodlands
Gullo House of Lights - Magnolia
Schultz Holiday Lights - Spring

WEST

Candy Wonderland, Spring Shadows - Houston
Christmas Katy - Pin Oak Subdivision - Katy

SOUTHEAST

Bufkin Christmas Wonderland - Pasadena
21st Dickinson Festival of Lights - Dickinson
Magical Winter Lights - Gulf Greyhound Park*
Magnolia Creek - League City
Moss Lights - League City

SOUTH

Green Tee Terrace - Pearland

SOUTHWEST

Pecan Grove Subdivision - Richmond
Sugar Land 'Holiday Lights', Constellation Field*

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CANYON GATE

(Continued from Page 6)

Canyon Gate at Northpointe Owner's Association 2018 Approved Budget

80190	Professional Consulting Svcs		\$	3,000.00
80200	CPA/Audit Fees		\$	8,000.00
80250	Software License		\$	6,600.00
80260	Property & Liability Insurance		\$	25,000.00
80264	D&O Liability		\$	14,000.00
80304	Computer Support		\$	1,500.00
80305	Northpointe LMA - Landscaping		\$	30,000.00
80310	Patrol - Contract		\$	71,000.00
80330	Office/Board Education		\$	2,500.00
80356	Property Taxes		\$	500.00
80360	Staff Payroll Expense		\$	113,500.00
80362	Temp Staff		\$	18,000.00
80363	Gate Attendants - Contract		\$	165,000.00
80414	Office/Amenity Furniture		\$	500.00
80415	Office/Amenity Equipment		\$	1,000.00
80418	Billing & Accounting		\$	15,000.00
80430	Miscellaneous Expense		\$	400.00
80435	Bank Charges		\$	200.00
80440	Meeting Expense		\$	1,500.00
80460	Newsletter Production		\$	3,900.00
80470	Web Site Expense		\$	1,200.00
80480	Office Supplies		\$	1,000.00
80481	Postage		\$	2,500.00
80482	Printing & Copies		\$	2,500.00
80492	Interest Expense		\$	-
	Total Administrative		\$	498,800.00
	Misc Operating			
80495	Signs		\$	1,500.00
80500	Clubhouse Supplies		\$	1,800.00
80506	Clubhouse Cleaning Services		\$	4,700.00
80507	Clubhouse Repairs		\$	5,000.00
80510	Clubhouse Rental Costs		\$	1,100.00
80520	Electrical Repairs		\$	2,000.00
	Total Misc Operating		\$	16,100.00
	Miscellaneous			
80555	General Repairs		\$	2,000.00
80560	Mosquito Fogging		\$	3,000.00
80575	Social/NNO Expenses		\$	8,000.00
80582	Holiday Decorations		\$	5,000.00

(Continued on Page 9)

CANYON GATE

(Continued from Page 8)

Canyon Gate at Northpointe Owner's Association 2018 Approved Budget

80585	Pest Control		\$	500.00
	Total Miscellaneous		\$	18,500.00
Amenities Operations				
80600	Fitness Equip Maintenance		\$	4,000.00
80630	T/V/B Ball Court Repairs		\$	500.00
80635	Gate Repairs/Maintenance		\$	10,000.00
80640	Entry Access Tags		\$	3,000.00
80645	Clubhouse Alarm		\$	1,000.00
80650	Cameras		\$	2,000.00
80660	Fence/Wall Repairs		\$	1,500.00
80665	Common Area Street Maintenance		\$	1,000.00
	Total Amenities Operations		\$	23,000.00
Pool				
80810	Pool Management		\$	48,000.00
80814	Pool Furniture/Equipment		\$	500.00
80816	Pool Supplies		\$	500.00
80820	Pool Repairs		\$	3,000.00
	Total Pool		\$	52,000.00
Landscaping				
81000	Landscape - Contract		\$	380,000.00
81040	Landscape - Other		\$	20,000.00
81050	Irrigation Repairs		\$	10,000.00
81060	Tree Removal		\$	7,000.00
	Total Landscaping		\$	417,000.00
Total Association Expenses			\$	1,160,650.00
	Reserve Fund Contribution		\$	12,000.00
Surplus (Deficit)			\$	-

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(Continued from Page 5)

North Eldridge entrance and exit gates. An eblast will be sent prior to the speed bumps being installed.

Reserve Study – The Board was advised that requests for proposals to update the reserve study have been solicited. A proposal from Reserve Advisors at a cost of \$2,425 was included for review. Additional proposals have been requested from Association Reserves, Building Engineering Consultants and Interstate Restoration. The additional proposals will be presented when received.

Website – The Board was advised that the website provider is phasing out the support of our outdated website. The website will be undergoing a major update within the next few months. Specific information will be sent to all owners regarding any changes once the transition and related information is received.

2019 Preliminary Budget – Preparation of the 2019 preliminary budget is underway. The budget will be presented at the October meeting for review and adoption.

Approve Delinquent Accounts for Legal Action: Upon a motion by Patrick Kennedy, seconded by Sherry Carthane the Board approved legal action for the following accounts:

100205801,100201690,100201670,100206060,100206070,100209230,100203940,100207330,100209020,100208170,100206580,100206000,100205130,100203830,100203080,100208380,100207850,100209730,100204740,100200351,100205011,100200160,100200210,100208070,100202630,100206170,100209490,100202460,100201470,100201390,100204240,100200610,100200910,100204140,100204430,100204381,100203590,100203610,100201160,100203550,100205670,100207960 and 100202800.

Adjourn: The Board adjourned into Executive Session at 8:30 p.m.

Executive Session:

The Board met with John Parker, President and Santos Trejos of Vista Landscape.

Reconvene Regular Session: The Board reconvened into the regular session at 9:00 p.m. The Board unanimously approved a proposal for sprinkler repairs at a cost of \$3,561.00.

Adjournment: The meeting adjourned at 9:00 p.m.

Approved at the October 29, 2018

Board of Director's Meeting

Royals USL2 and WPSL Tryouts December 16

Hey soccer enthusiasts, the Royals are back this summer of 2019 (May - August) and they are looking for players. The Royals USL2 and WPSL are proven pathways for players desiring to play at a higher level and eventually professionally.

Tryouts will be December 16, 2018 from 2:00pm to 4:00pm at CRSP (3601 Campbell RD, Houston TX 77080). Registration is required prior to tryouts. Fee for the December tryouts will be \$50 for the first 20 players and will be \$75 thereafter. March supplementary tryout fee is \$75. Per-register at www.ahfcroyals.com

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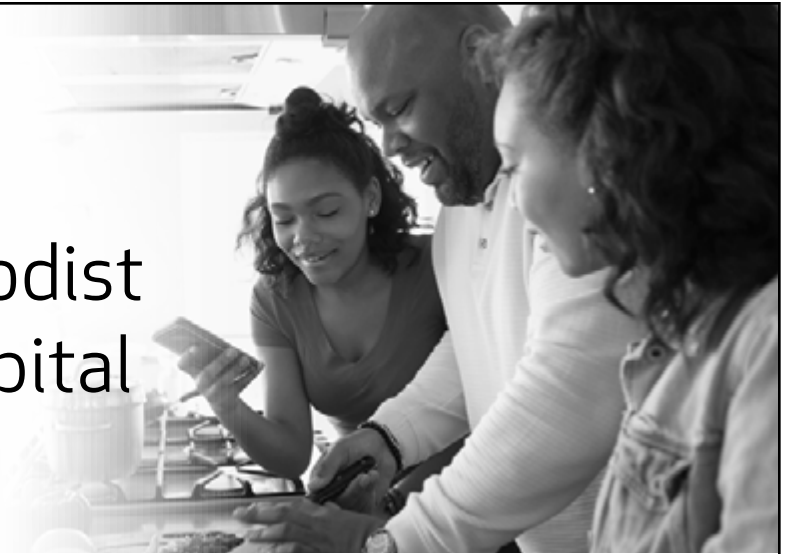
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- Irritation in the esophagus

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