

# Tiffany Park HOA Newsletter Summer 2020

## GOOD FENCES MAKE GOOD NEIGHBORS

We are all familiar with that old adage, “good fences make good neighbors.” And, it’s also true in a HOA where we might modify the adage to say, “good fences make a better HOA.” Nothing speaks more loudly than the condition and uniformity of our fences around our Tiffany Park neighborhood, namely those along Copperfield Drive, Tiffany Park Drive, and along East Oak Hill Drive, when it comes to the attractiveness of the neighborhood. In some neighborhood associations, the perimeter fences are owned by and are the responsibility of the HOA for maintenance and replacement. But in our HOA, the fences are owned by the homeowners. And our CC&Rs make clear the specifications that the fences must meet in order to maintain uniformity. Anyone planning to replace your fence, please visit our website, [tiffanyparkhoa.org](http://tiffanyparkhoa.org), for the specifications and submit your proposal to Berkshire Hathaway who will relay the request to the Architectural Control Committee for approval.

## KEEP GARAGE DOORS CLOSED

Our CC&Rs (Section 2.06M) include a restriction against leaving garage doors open. The Bryan Police Department cautions against open garage doors because it makes the contents of the garage vulnerable to thieves as well as providing access into the house. Closed doors also



create a nicer appearance for the house and the neighborhood.

## HAIL-DAMAGED ROOF?

We are seeing many roofer signs in the neighborhood following the hail storm a few weeks ago. Our CC&Rs call for “composition shingles over decking.” If you plan to replace the roof with the same color of shingles, there is no need for approval by the Architectural Control Committee (ACC). However, if you are considering a color change, you must apply to the ACC for approval. Consistent observance of our CC&Rs yields a great return in terms of the desirability and quality of our neighborhood, and a good payoff on the investment in our homes.

## BULKY TRASH PICKUP ON FRIDAYS

Bulky trash pickup is provided each Friday. Because so many of us work in the yard or clean out the garage on weekends, our bulky trash items, tree branches and large clippings may sit on the curb for almost a week before pickup. Please consider keeping the bulky items out of view from the street and placing them on the curb on Thursdays.

## [tiffanyparkhoa.org](http://tiffanyparkhoa.org)

Our HOA website contains useful information for homeowners, including the

Covenants, Conditions and Restrictions and *our new, updated one-page summary of the CC&Rs and our Fence Guidelines.*

### **YARD OF THE MONTH WINNERS**

Yard of the month winners for May were: **3908 Park Hurst, 4760 Tiffany Park Circle, and 3709 Park Oak**; and for June were: **4742 Tiffany Park Circle, 4600 Park Hollow, and 4908 Park Land**. Your suggestions and recommendations for yards to be recognized are always welcome by the Landscape Committee.

### **REMEMBER WE ARE A NEIGHBORHOOD WATCH NEIGHBORHOOD**

Neighborhood Watch means that we are a neighborhood that watches out for our neighbors. If any persons, vehicles, or situations seem out of the ordinary, the Bryan PD encourages us to call. If it's an emergency dial 911, otherwise call 979-361-3888. The police would rather check out a totally innocent situation than to have to investigate a theft or crime resulting from "someone seeing something and not saying something." And, of course, keeping all vehicles locked with no valuables in sight is more than an ounce of prevention.

### **PLEASE, LET'S SCOOP THE POOP**

What's worse than seeing a pile of dog poop on the sidewalk in front of your house? Stepping in it! Did you know that NOT picking up your dog's poop is a felony, punishable by a fine and/or jail time? Well, not really... but it should be a crime! Dog poop attracts rats and other undesirable varmints. When you walk your pup, do your duty when your pup does its duty: pick up the poop! Let's work together to keep our sidewalks, streets and front lawns poop-

free in Tiffany Park.

### **TWO BOARD VACANCIES TO BE FILLED**

Two of our board members, Jerry Norris and Sam Johnson, recently resigned, citing family and work issues. Consequently, the board is seeking nominations to fill those vacancies. Anyone willing to serve will be appointed to fill the vacancies for the remainder of the terms of these elected officers. Because of the pandemic, the board holds its monthly meetings the third Monday of each month, virtually. Our bylaws call for nine members on the board with representation from all phases of our development. The work required of the board is much lighter now that we are in partnership with Berkshire Hathaway. All board members are simply homeowners who are interested in maintaining the integrity of our neighborhood. Please call Berkshire Hathaway to indicate your interest.

#### **Tiffany Park HOA Board of Directors**

Gene Nelson, President  
4010 Park Hurst  
Eleanor Ford, VP, Administration  
4740 Tiffany Park Circle  
Denise Maggard, Treasurer  
4912 Park Hampton Drive  
Brandon Gaines, VP, Landscape  
4913 Park Row Place  
Steven Gonzales, VP, Architecture  
4711 Tiffany Park Circle  
Julie Villareal, Secretary  
4905 Park Land Drive  
Roger Widmeyer, Director  
3200 Woodcrest Drive

#### **BHHS Caliber Management [www.bhhscaliber.com](http://www.bhhscaliber.com)**

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