



Harvest Homeowners Association

1301 Homestead Way | Argyle, TX 76226 | (817) 717-7780 | www.harvesthoa.com

FROM THE GENERAL

2023 BOARD ELECTIONS

Thank you for the homeowners who submitted their candidacies for the HOA & Community Benefit Fund (CBF) Boards. As a reminder, we will be electing one homeowner to the HOA Board, and five homeowners to the CBF Board. We are finalizing the online ballots this week and voting should begin by the beginning of next week. You will receive emails from **VoteHOANow** to cast your vote.

To begin reviewing the candidates, please go to:

- HOA Board: <https://www.harvesthoa.com/s/2023-HOA-Board-Candidates.pdf>
- CBF Board: <https://www.harvesthoa.com/s/2023-CBF-Board-Candidates.pdf>

2024 HOA ASSESSMENTS

An explanation of the necessary increases in dues, driven by the Town of Northlake dissolving the Northlake PID No. 1, as well as inflationary cost increases, was included and can be found at <https://www.harvesthoa.com/s/2024-HOA-Dues-Increase-Letter.pdf>. Please feel free to email any additional questions to jerry.lui@fsresidential.com

HOA assessments are due semi-annually. Statements have already been mailed out for the assessment **due January 1st**, and will be sent in mid-June for the assessment **due July 1st**.

If you have not signed up for Clickpay, please email jerry.lui@fsresidential.com and we'll be happy to send you instructions and your account number. Clickpay is the fastest and easiest resource to review your balance, pay your assessments electronically, and setup automatic payments.

Townhome Owners: Please remember that you have a separate monthly subassociation assessment as well. Please email Jerry for more information.

IMPORTANT ASSESSMENT INFORMATION TO AVOID UNNECESSARY FEES:

Please ensure that if you are setting up Clickpay automatic payments that payment dates are set on or slightly after January 1st & July 1st. Setting up payment dates prior to assessments posting (on Jan 1st & July 1st) to your account may result in an error. Late fees will not begin accruing until the first of the following month.

In 2024, late fees will not be refunded, and delinquencies will result in suspension of amenity access.

SAFETY FIRST

Scooters, eBikes, etc. eBikes and scooters, like bicycles, should be ridden on the far-right side of the street, and not on sidewalks.

Golf Carts. Golf carts are considered motorized vehicles by the State of Texas, and therefore can only be driven by a licensed driver.

If you see any unsafe operation of such vehicles, or any behavior which you believe to be unsafe, please call Denton County non-emergency at 940-349-1600.

NOTARY SERVICES

As you may already know, the HOA Office offers notary services. We have received some requests beyond our office's capabilities. To ensure everyone is aware of what our office provides:

- The purpose of a notary is to independently verify the signature of the signer. Therefore, the document must be signed in front of us by all necessary parties, verified by photo ID. We are unable to notarize if there are any signers missing.
- We cannot notarize identifying documents, such as IDs or utility bills. We cannot notarize documents that do not request the verification of a notary. Please find a more detailed list [here](#).

HOA & MUNICIPAL SERVICES

Harvest is on land in Denton County, but not part of a Town or City. The Belmont Fresh Water Supply District (or FWSD) #1 & #2 were formed as the municipalities of Harvest west of Harvest Way & east of Harvest Way, respectively. The Districts are responsible for the community's roads, sidewalks, street lights, street signs, sewage, emergency services, animal control & trash services.

To review the areas of responsibility between the HOA & The District, as well as contact information for both, please go to <https://www.harvesthoa.com/s/HOA-Municipal-Services-112023.pdf> We highly encourage all homeowners to sign up for their alerts to ensure they are kept up-to-date on updates, including changes to trash services & road closures.

TIPS FOR HARVEST HARMONY & SAFETY

- **Outdoor Fun.** Please be aware of how your family's outdoor activities can affect your neighbors. Playing in the street can cause someone to get hurt. Throwing a baseball too hard can cause property damage. Being too loud in the middle of the day can negatively affect someone working from home. Please remember that one of the great benefits of Harvest is its beautiful green spaces, parks, playgrounds & courts/fields available to enjoy.
- **Unauthorized activity on HOA grounds.** Signage is not allowed on HOA grounds unless previously authorized by the Board; unauthorized signs will be removed when discovered. Motorized vehicles, including ATVs & golf carts, are not permitted to be parked or driven on HOA landscaping.
- **Homeowner Amenity Access.** Your HOA dues pay for the amenities of Harvest. Don't let non-homeowners or other individuals without valid fobs into the amenities. We thank everyone for being a good neighbor to one another, but please make sure that everyone is only letting themselves into Harvest amenities.
- **Safety at the Dog Parks.** Please keep larger dogs in the Big Dog Park to ensure the safety of smaller dogs. For homeowners who bring both a small and large dog to the Parks, we ask them to keep both at the Big Dog Park.
- **Picking Up After Your Pets.** The HOA provides & maintains pet stations; however, removing pet waste is the responsibility of the homeowner and not provided by the HOA. Fines may be levied.
- **Leashes.** Per your governing documents, dogs must be on leashes when in common areas. This is for the safety and comfort of all homeowners.
- **Rental Spaces.** As a reminder, the only spaces available for confirmed private rental are the HUB rental rooms, located in the same building as the HOA Office. All other spaces, including the Front Porch, the Back Porch, the Hall, the Kitch & the Red Barn, are communal homeowner space open for all homeowners to enjoy. Should multiple parties wish to utilize the same space at the same time, the parties are expected to share the space; please do not ask other homeowners to vacate. The only party allowed to hold the space for an event is the HOA's Lifestyle Team, in which all homeowners are invited to attend.
- **Community Repairs.** If you find something malfunctioning, please email jerry.lui@fsresidential.com so that we can address as quickly as possible.

HOLIDAY DECORATIONS

As we approach the end of 2023, we wanted to remind all homeowners of the Rules & Regulations regarding holiday decorations. Holiday decorations are allowed to be installed **no earlier than 10 days before the holiday**, and must be **removed within seven days after the holiday**. The Board has allowed Christmas lights to be installed no earlier than November 1st; however, lights cannot be turned on until Thanksgiving and must be removed by January 15th.

GARDENING BY THE MOON

Please find Dr. Moon's monthly newsletter at https://www.harvesthoa.com/s/11_2023-Gardening-by-the-Moon-Newsletter.pdf

VIOLATIONS

We continue to proactively inspect the community to ensure Harvest remains beautiful for its homeowners. As of 11/27 we have sent 4,264 letters in 2023 related to the following:

- **2,268 for landscape-related issues.** In addition to regular mowing and edging of the turf, please remember to keep grass and weeds from growing in flower and tree beds. To help control weeds in turf, Dr. Moon recommends such post-emergent agents as **Scotts Weed Control for Southern Grasses, Scotts WeedEx Southern, or Bayer Southern Weed Killer for Lawns**. Lawn clippings must be removed or blown back onto the lawn.
- **1,038 for trash bin storage.** Trash cans and other discards must be stored out of view before sundown on Tuesday and after sundown Wednesday. If your trash is outside due to a missed/re-scheduled pickup, please email Jerry.
- **172 for unallowed vehicles.** Vehicles, such as trailers, RVs, ATVs, buses, watercraft & aircraft are not allowed on-property.
- **171 for exterior of home & fence maintenance.** Please ensure debris and other miscellaneous items are stored out of sight. Please also ensure fences are maintained; the required stain mix is available on www.harvesthoa.com
- **133 for basketball goal storage.** Please remember that basketball goals, if stored in street view, must be located on the driveway uphill of the sidewalk and not on the apron, sidewalk, street or front yard. Mounted goals are not allowed.
- **119 for unallowed signs.** Commercial signage is not allowed, and political signage is only allowed 90 days before an election and must be removed within 15 days after the election.

Tuesday, December 5, 2023

- **108 for unallowed exterior modifications.** If you are contemplating a permanent exterior modification to your home, please reach out to Tim or Jerry for instructions & guidance.

MODIFICATIONS TO YOUR HOME

Permanent modifications to the exterior of your home, such as landscaping (planting new trees and shrubs, flower bed edging), or installation of gutters, storm doors, arbors, patios, playground equipment, paint color, roofs, attached and detached outdoor cooking areas, sheds, or solar panels, must first be approved by the ACC. Pool installations or installations which involve attachments to the home or modifications to utilities, must also be approved by SafeBuilt, the District's inspection service.

Please remember that per your governing documents, the Board has up to 30 days to approve. SafeBuilt's estimated completion time is dependent on the number of requests they have received.