



Harvest Homeowners Association

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

FROM THE GENERAL

2023 ANNUAL MEETING REVIEW

Annual Meeting Recording: A recording of the meeting is available at

<https://fsres.webex.com/recordingservice/sites/fsres/recording/03a28a1a81c6103c9def8e5f09bc4900/playback>

Congratulations again to our new Board Members:

HOA Board: Austin Cranford

CBF Board: Jeff Riggs, Jennifer Johnson, Andrew Hering & Jim Moll, Siva Alapati

Dues Increase: As discussed, the increase to your dues was heavily due to the Town of Northlake setting the PID to 0. Please feel free to reach out to jerry.lui@fsresidential.com if you would like to know the direct dollar impact of your total expenditure to the operation & maintenance of Harvest.

Budget: The budget is now available on the Connect Resident Portal at <https://Harvest.connectresident.com>

Questions: Of course, year-round you can always email Tim or myself with questions or concerns. If you have a question you feel would be beneficial to be asked and answered publicly, please email lexie.rosales@fsresidential.com. We will collect all questions by February 1st, and have answers posted by March 1st.

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

Municipal Alerts. We recommend joining the following Facebook pages to receive municipal alerts & additional helpful information:

- <https://www.facebook.com/DentonCountyESD1/>
- <https://tinyurl.com/Belmont1Facebook>
- <https://www.facebook.com/TownOfNorthlakeTexas>
- <https://www.facebook.com/TownofArgyle/>

Also sign up for the Districts' email & text alerts:

- <https://tinyurl.com/Belmont1Alerts>
- <https://tinyurl.com/Belmont2Alerts>

Tuesday, January 23rd, 2024

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.

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.

GARDENING BY THE MOON

Please find Dr. Moon's monthly newsletter at https://www.harvesthoa.com/s/1_2024-Gardening-by-the-Moon-Newsletter.pdf

VIOLATIONS

We continue to proactively inspect the community to ensure Harvest remains beautiful for its homeowners. We sent **4,470 letters in 2023** related to the following:

- **2,300 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.
- **1,168 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.
- **183 for unallowed vehicles.** Vehicles, such as trailers, RVs, ATVs, buses, watercraft & aircraft are not allowed on-property.
- **185 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
- **138 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.
- **124 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.
- **110 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.

Holiday Decorations. Please remember that Christmas decorations, including clips & other attachment materials, must be removed by January 15th. We will begin sending letters out starting next week.

Tuesday, January 23rd, 2024

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.