



Harvest Homeowners Association

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

FROM THE GENERAL

2022 HOA ANNUAL MEETING

Thank you to everyone who joined us virtually for our annual meeting on February 28th. Please feel free to go to <https://fsres.webex.com/recording/service/sites/fsres/recording/e8d2c20799f9103bb7df005056814816/playback> for playback of the meeting. We also thank homeowners for sending in questions for the Board and the HOA Team to review. Please find the Q&A at <http://www.harvesthoa.com/s/2022-Annual-Meeting-QA.pdf>

DEVELOPER UPDATE

Hillwood has provided us with an updated map of the businesses at Northlake Commons, available at <http://www.harvesthoa.com/s/Northlake-Commons-Update-Feb2023.pdf>

Gas Well Site at Northwest End of Harvest. Please go to <https://bkv.com/opsrelations> for information on upcoming activity at the well site near the water tower and upcoming school construction at the northwest end of the community.

MARCH 2ND STORMS

Given the high number of homes affected by the storms from March 2nd, the HOA will be doing the following:

- **Roof & Fence Repairs.** We certainly understand that the duration to repairs caused by the storm will depend on not only the high demand throughout the DFW area, but the availability of repair companies. We will therefore hold off on any violation letters in regards to such repairs until May 1st.
- **Repair Lawn Signs.** Generally, the HOA does not allow commercial signage, with the exception of pool company while the pool construction is in progress. Given the number of homes needing roof & fence repairs, we ask that homeowners remove any lawn signs at the completion of repairs. We will begin sending out violation letters for remaining signs on May 1st.
- **Turf Weed Control.** Due somewhat to the high winds, we know that weeds are getting out of hand. We recommend the application of a post-emergent to fight the weeds. Dr. Moon recommends such post-emergent agents as **Scotts Weed Control for Southern Grasses, Scotts WeedEx Southern, or Bayer Southern Weed Killer for Lawns.** If you are unable to apply this post-emergent, we recommend mowing your lawn regularly to keep weeds hidden within the turf.

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 <http://www.harvesthoa.com/s/HOA-Municipal-Services-wjc5.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.

Fireworks. In January, the Northlake Police Chief notified the Districts that the Northlake Town Council has deemed fireworks a nuisance extending 5000 feet from the town limits, which includes Harvest. Please find Northlake's fireworks ordinances, which will now be enforced within Harvest, [here](#).

Irrigation Checkups. Are you having trouble understanding how to operate your sprinkler system? The Upper Trinity Regional Water District, is offering FREE Irrigation System Check-Ups for homeowners! As part of the voluntary program, a licensed irrigator will perform a check-up of the system and identify potential problems, such as a broken or misaligned sprinkler heads and improper controller settings.

Friday, April 14th, 2023

During the check-up, the irrigator will discuss proper irrigation system maintenance and controller operation and efficient watering habits, as well as provide a written report with suggested repairs and an estimated water savings amount to the homeowner. To request this free check-up, please fill out the online request form at <http://bit.ly/UTRWDCHECKUP>. For homeowners who qualify, the licensed irrigator will contact you to schedule the check-up. For more information on saving water outdoors, visit <https://utrwd.com/saving-water/save-outdoors>.

TIPS FOR HARVEST HARMONY & SAFETY

- **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. Please also keep all pets on leashes when outside the house or the dog parks. 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 April newsletter at http://www.harvesthoa.com/s/4_2023-Gardening-by-the-Moon-HOA-Newsletter.pdf

VIOLATIONS

We continue to proactively inspect the community to ensure Harvest remains beautiful for its homeowners. As of 4/12 we have sent 870 letters in 2023 related to the following:

- **246 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.lui@fsresidential.com.
- **69 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.
- **285 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.
- **47 for unallowed signs.** Commercial signage are not allowed, and political signage is only allowed 90 days before an election and must be removed within 15 days after the election.
- **38 for exterior of home.** Please ensure debris and other miscellaneous items are stored out of sight.
- **38 for unallowed vehicles.** Vehicles, such as trailers, RVs, ATVs, buses, watercraft & aircraft are not allowed on-property.

Tree Replacements. We thank the homeowners who have replaced their trees killed or damaged by the 2021 winter storms. We are following up with those few homeowners who have not had the opportunity to do so.

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 amount of requests they have received.

Friday, April 14th, 2023

TIM MILLS

General Manager

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