



Harvest Homeowners Association

1301 Homestead Way | Argyle, TX 76226 | (817) 717-7780 | [www.harvesthoa.com](http://www.harvesthoa.com)

## FROM THE GENERAL

### INDEPENDENCE DAY

**Office Closure.** The HOA Office will be closed Tuesday, July 4th. For any after-hour inquiries or emergencies, please reach out to FirstService Customer Care at 877-378-2388. The HOA Team will be happy to return emails and voicemails when we return on Wednesday the 5<sup>th</sup>.

**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](#).

### 2022 HOA ANNUAL MEETING

Thank you to everyone who joined us virtually for our annual meeting on February 28<sup>th</sup>. 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.

### 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.

### POOL SEASON

With our pools now open, we wanted to remind all homeowners of pool rules for everyone's enjoyment and safety:

- **Age Restrictions.** Children under 14 must be accompanied by an adult (18 or over). Minors between 14 & 17 can enter the pool solo, but cannot bring in children under 14.
- **Guests.** Each home is allowed to bring four guests from outside of the community. If you are looking to bring in a larger group, a pool party reservation will be required; please email [jerry.lui@fsresidential.com](mailto:jerry.lui@fsresidential.com). Please keep in mind that the largest party allowed is 20 guests, only one party will be allowed at a time (with specific time slots) per pool, and that parties will not be allowed during holiday weekends due to their high usage by homeowners. Please do not hold the gates open or allow individuals into the pool areas who you do not know are homeowners. All parties entering must use their key fobs to enter HOA amenities.
- **Glass.** Glass containers are prohibited from the pool area.
- **Unallowed Behavior.** Unsafe or impolite behavior, including but not limited to trespassing outside of pool hours, riding vehicles in the pool area, using foul or threatening language & vandalism, will not be tolerated.
- **Swim Diapers & Breaks.** Please ensure infants and toddlers are wearing swim diapers, and children of all ages are taking regular breaks. Any unwelcomed contributions into the pools will result in closing down of the pool for decontamination.

Violations of the above may result in revocation of the home's pool privileges.

## ASSESSMENTS

HOA assessments are due semi-annually. Statements are sent in mid-December for the assessment **due January 1<sup>st</sup>**, and in mid-June for the assessment **due July 1<sup>st</sup>**.

If you have not signed up for Clickpay, please email [jerry.lui@fsresidential](mailto:jerry.lui@fsresidential), 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.

## 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.

**Animal Control.** The Districts have contract animal control services with All American Dogs. Please call All American Dogs at 972-382-3647 for any animal control needs.

## 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](mailto:jerry.lui@fsresidential.com) so that we can address as quickly as possible.

## GARDENING BY THE MOON

Please find Dr. Moon's June newsletter at [http://www.harvesthoa.com/s/6\\_2023-Gardening-by-the-Moon-HOA-Newsletter.pdf](http://www.harvesthoa.com/s/6_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 6/22 we have sent 1,969 letters in 2023 related to the following:

- **903 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.**
- **525 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](mailto:jerry.lui@fsresidential.com).
- **91 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.
- **91 for unallowed vehicles.** Vehicles, such as trailers, RVs, ATVs, buses, watercraft & aircraft are not allowed on-property.

Wednesday, June 27, 2023

- **74 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.
- **74 for exterior of home.** Please ensure debris and other miscellaneous items are stored out of sight.
- **51 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.

**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 number of requests they have received.

### **FAREWELL TO MEGAN**

Megan, our Office Admin, departed from the Harvest family earlier this month to pursue other interests. She was a great member of the team and we wish her the best of luck. Please direct any Megan-related questions to Jerry.

### **TIM MILLS**

General Manager

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