

Fireside Estates Property Owners Association

11342 Country Ridge Lane
Forney, TX 75126

September 1, 2016

Dear Neighbors in Fireside Estates,

Greetings from your POA Committee. We trust you all enjoyed a good summer. This newsletter will communicate some things happening this fall.

Current POA Committee:

Terms expiring at annual meeting in 2018

Paul Brown (11342 Country Ridge Lane) - (214) 507-4073 [President] pmab1973@gmail.com

Tracey Rich (11144 Country Ridge Lane) - [Treasurer] - only evening calls please.

Bryan Boger (11188 Country Ridge Lane) -

Roy and Mollie Fletcher (10341 Fireside Lane) -

Michael Chronister (11232 Country Ridge Lane) -

Terms expiring at annual meeting in 2019

Adriene Jones (10407 Fireside Lane) -

Teresa Wolfe (11066 Country Ridge Lane) -

Hospitality Committee:

Mollie Fletcher (10341 Fireside Lane)

Irene Isom (11353 Country Ridge Ln)

Shellie Massengale (11088 Country Ridge Ln)

Pam Starck (10066 Fireside Lane)

The Ladies of Fireside meet
the first day of every month ...
contact Shellie Massengale for more
information ... massengalec@aol.com



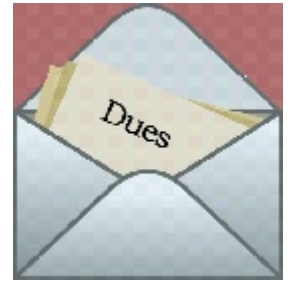
It is time again for our **Fall Community Yard Sale**. By the request of those attending the Annual Meeting in May, the length of the sale has been extended. This fall's yard sale is scheduled for:

Thursday - Saturday
September 15 - September 17

The POA Committee will post signs and advertise in the Forney Messenger. Those participating in the yard sale will sell their treasures from their yard, driveway, garage and participate on the days that fit their schedule. Happy Selling!

POA Dues:

We are happy to announce that all but one property owner are current in their POA Dues through the end of 2015. A POA Dues Statement is included in this mailing for your property. Dues are \$50.00/year and may be placed in the POA Box mounted next to the garage door at 11342 Country Ridge Lane or mailed to the same address. Checks should be made out to **Fireside Estates POA**.



Dues are to be received by the POA Committee by December 31st of each year.

Please remember that there is a \$10.00 discount for those who pay the current year's dues by January 31st. (2017 dues = \$40.00 if paid by January 31st - \$50.00 if paid after January 31st.)

Violation Letters:

At the request of those attending our annual meeting in May, we have sent out Deed Restriction Violation Letters to some property owners who needed to correct some things on their property. Most of the letters addressed things like mailboxes not being antique metal or masonry, lawn not being mowed, unregistered cars parked in back of lots, etc. Thank you to those owners who have corrected those items noted on the letters. We still have a few owners that we are working with to correct their violations. We all need to work together to keep our properties attractive, well maintained, and preserve our safe neighborhood.

Please take some time to evaluate your property ... *Is your entire lot mowed? *Does your fence need to be trimmed? Does your fence need to be straightened or repaired? *Do you have debris or junk stored in your lot? Are you storing an old car on your lot? Is that car/truck registered? Is your mailbox antique metal or masonry? You can find the Deed Restrictions and other helpful information on the Fireside Estates website: www.FiresideEstatesPOA.com

*Keeping our lots mowed, fences trimmed, and debris removed will reduce the rodent and snake population within our community.



Traffic Awareness

Please remember that the speed limit is 30mph within Fireside Estates. Also, now that school has resumed, we again have several children and youth walking to and from their bus stops every morning and afternoon. Please use caution when driving past the parked cars.

Your POA Committee is here to listen to your suggestions and to help resolve any concerns you may have. We are very thankful for those serving on our Hospitality Committee. They go out and welcome those who are new to our community and we would like to echo their 'Welcome to Fireside Estates!' Please let us know how we might serve you better.

On behalf of your POA Committee,



Paul Brown, President - POA Committee

FIRESIDE ESTATES PROPERTY OWNERS ASSOCIATION

During the Property Owners Association (POA) Meeting on May 12, 2016, the property owners present asked the POA Committee to enforce the standards of our Deed Restrictions. The following policy has been adopted by the POA Committee to encourage compliance with our Deed Restrictions.

Remedy & Enforcement Process for Deed Restriction Violations

The following process will be used to enforce compliance with our Deed Restrictions.

(Deed Restrictions can be downloaded from the website: www.FiresideEstatesPOA.com)

COLLECTION OF DELINQUENT POA DUES: (Along with other money owed to the POA resulting from violations, attorney fees, etc. as noted below)

1. Notices of POA Dues (\$50.00/year) will be sent out through newsletters and other mailings.
2. A 20% discount (\$10.00) will be available for those paying \$40.00 by January 31st of the current year.
3. The delinquent date for previous year(s) POA Assessment will be January 31st.
4. A letter will be mailed out following February 1st to those who are delinquent in their POA Dues (along with any other outstanding money owed to the POA due to restriction violations, court or attorney costs, etc.)
 - a. We will begin to add penalties AND interest on the unpaid balance on February 1st on all money delinquent and/or owed to the POA.
 - The penalty will equal the total of all money owed to the POA from previous years.
 - The interest will be 20% of the delinquent funds.

[NOTE: The 20% penalty is equal to the 20% discount offered if money is paid during January of the current year. See #2 above.]
 - b. We will attach a written lien to the property deed and have it recorded on the property records in Kaufman County (any cost for that will be added to the money owed.)
 - c. The POA Committee may use the other means of collection of past POA Dues as stated in our Deed restrictions.

MOWING IN YARD:

Letter will be mailed communicating the following:

1. The lot (whole acre) must be mowed/trimmed within ten (10) days of receipt of the notification letter.
2. Failure to mow, within ten (10) days, the POA may contract the lawn to be mowed.
3. The fees for the mowing (and all other expenses incurred by the POA) will be paid by the property owner. Fees not paid will become delinquent on January 31st – penalties and interest will be added to amount owed and also placed as a continuing lien on your property. (See Deed Restriction D.3.)

ALL OTHER OFFENSES: (mailboxes, debris, broken/damaged fences, inoperative cars, etc.)

Letter will be sent by certified mail communicating the following:

1. The offense must be remedied in thirty (30) days of receipt of certified notification of violation letter.
 - The property owner may agree to remedy the violation and ask (in writing or email) for a 30 day extension to bring property into compliance with the Deed Restrictions.
2. Failure to comply with the restrictions will begin the following process.
 - After the thirty (30) day period [and/or thirty (30) day extension, if granted], the POA Committee will contact our attorney (his charge is \$300.00/hour) who will begin the process of obtaining a Court Injunction or Declaratory Judgment from the Kaufman County Court.
 - NOTE: All court costs, interest, reasonable expenses of collection, and attorney fees will be the responsibility of the property owner in violation of the Deed Restrictions. (No exceptions: The property owner will be responsible for all costs to the POA once the attorney is contacted.)

Fireside Estates POA

Paul Brown, President POA Committee
11342 Country Ridge Lane
Forney, TX 75126

Check out our website:

www.FiresideEstatesPOA.com

*September 2016
Newsletter*

Greetings Property Owner of Fireside Estates POA,

Here is our September 2016 Newsletter. Please see below to see if you still need to pay your 2016 POA Dues. All money currently owed is due by December 31, 2016. *2017 Dues are again \$50.00. Remember that there is a \$10.00 discount on your 2017 POA Dues if you pay before January 31, 2017.*

This Newsletter can also be downloaded from our POA website: www.FiresideEstatesPOA.com.

Current status for your property

___ Your dues are paid through 2016. *Thank you for your payment*

___ You owe \$50.00 for 2016 (due by 12/31/2016) ___ You owe _____

Total due by December 31, 2016 _____ – Late penalty will be added on January 31, 2017.

Please let me know if you believe our records are in error



Paul Brown,
POA Committee President