

# THE POINTE

NEWSLETTER FOR OBSERVATION POINTE HOMEOWNERS

[www.observationpointe.com](http://www.observationpointe.com)

## 5<sup>th</sup> Annual Block Party a Hit!

See more photos on our website at [www.observationpointe.com](http://www.observationpointe.com)



Thanks to our neighbor and incredible webmaster, Aaron Chern, you will be able to pay your 2019 annual homeowners dues online! After you receive notice of your annual dues in December, you will be able to pay them via *PayPal*<sup>®</sup>, simply by going to our website at [www.observationpointe.com](http://www.observationpointe.com). You will have the option of paying by credit card (for a small credit card fee), or by having the dues taken directly from your bank account (without a fee). Instructions are on the website.



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## Notes from the April 10 Annual Meeting of Members

- The Observation Pointe Annual Meeting of Members was held April 10, 2018 at the Eastside Library on Pedrick Road. A quorum was established and the meeting began at 6:00 p.m.
- Property Manager Lisa Smith announced that **100%** of our lot owners paid their 2018 annual dues. (2017, 2016, and 2015 too!) **THANK YOU!** You can view our financial statements on our website.
- Doug MacInnes read a list of items accomplished by the Observation Pointe Homeowners Association during 2017.
- Charlie Miller, Stacey Getz, and Doug MacInnes were re-elected as the Board of Directors.
- Several neighbors expressed concern about visitors parking in the curves of Observation Circle, or on both sides of the street, creating a safety hazard for children playing in or near the street. It also creates an unsafe bottleneck for vehicles trying to pass through. If you have visitors coming to your home, please ask them to park in your driveway or on the straight portions of the road, away from the curves.
- Several other members expressed concern about vehicles driving too fast on Observation Circle. Please slow down for the safety of our residents.

## Notes from the Board of Directors Meeting

- At a Board of Directors meeting held immediately after the Annual Members Meeting, Doug MacInnes, Stacey Getz, and Charlie Miller were selected as President, Vice President, and Secretary/Treasurer, respectively.
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### Covenant Reminders . . .

Observation Pointe Covenants and Restrictions provide that trash and recycle receptacles shall promptly be moved after collection to an area "screened from view" from the road, i.e., not in the driveway. Many of our residents choose to store their trash and recycle bins in their garage or back yard, while many others store them on the side of the house, screened from view by bushes.



The Observation Pointe Covenants and Restrictions permit guest parking on a short term, temporary basis, but prohibit parking vehicles on the street on a regular basis. This keeps the street open for large vehicles such as trash trucks, fire engines, delivery trucks, and other emergency equipment, and keeps our children safe. Please ask guests to avoid parking in the curves or parking on both sides of the street, as these create unsafe conditions for our children and residents.



Mailboxes. Over time, mailboxes rust, deteriorate, or get hit by cars. In the interest of preserving the harmony of the existing neighborhood, the ACC has approved three mailboxes that may be used as replacements. Photos of the approved mailboxes and information on where they can be purchased are available on our website at [www.observationpointe.com/About/Architectural Control Committee](http://www.observationpointe.com/About/Architectural%20Control%20Committee).



Yard maintenance is critical because it gives the first impression of our neighborhood. It shows how our residents feel about their homes and where we live. Regular yard maintenance, whether you do it yourself or hire a contractor to do it for you, includes mowing, edging the sidewalk and curbs, and keeping bushes neatly trimmed. A little water, fertilizer, and weed control go a long way toward keeping your lawn lush and green.



Changing the exterior **color** of your house, doors, shutters, fence, or shingles, or making any alterations or additions to the outside of your house (*including decks*), requires you to submit an **Exterior Alteration Application** to the Architectural Control Committee (ACC) *before* you begin your project. The Observation Pointe Covenants and Restrictions require "any improvements on a lot" to be submitted to the ACC, who "shall have the absolute right to approve or disapprove such plans and specifications insofar as the quality or



type of materials, harmony in external design and colors are concerned, as well as the location of the proposed improvements." You can download an Exterior Alteration Application from our website.



Last, but not least, is dog "litter." Observation Circle, with its close proximity to JR Alford Greenway, is a popular place for resident and nonresident dog walkers to walk their dogs. For the most part, people do an excellent job of cleaning up after their dogs, but on rare occasion do not. The issue has been discussed at

many board meetings, and the consensus is that policing the occasional offender is a shared responsibility, meaning that if you see it happen, correct it on the spot -- say something to the dog owner right away.



**BOARD OF DIRECTORS**  
 PRESIDENT – DOUG MACINNES  
 VICE PRESIDENT – STACEY GETZ  
 SEC./TREAS. – CHARLIE MILLER

**ARCHITECTURAL CONTROL COMMITTEE**  
 AARON CHERN, CHAIR  
 DOUG WRIGHT  
 MARK HEIDECKER

**REMEMBER, BOARD MEETINGS, ANNUAL MEMBERS' MEETINGS, AND ARCHITECTURAL COMMITTEE MEETINGS ARE OPEN TO ALL MEMBERS!**

Visit our website! [www.observationpointe.com](http://www.observationpointe.com)

Have comments, questions or concerns? Contact Lisa Smith, Property Manager, Association Management Support & Services, Post Office Box 3621, Tallahassee, Florida 32315. Telephone: (850) 528-5043.  
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