



April Point South

Property Owners Association

936-756-0032/cduncan@imcmanagement.net

December 2017 News

OPEN BOARD POSITIONS

At the beginning of next year, we will have elections to fill four APS Board positions. We encourage you to get involved in our community and submit an application for candidacy. We will post a potential APS Board member application on our website or contact Courtney Duncan at IMC Management if you are interested in running for a position. Deadline for submission is December 31, 2017. Our annual meeting is scheduled for Saturday January 13, 2018.



BOARD MEETING CALENDAR

December

Monday, December 11, 2017—6:00 pm
April Sound Community Room

January Annual Meeting

Saturday January 13, 10:00—Noon
April Sound Country Club
Waterside Room

ANNUAL MEETING DISCUSSIONS

- Increase in monthly assessments?
- Special assessments for 2018?
- Accomplishments of 2017

We encourage you to attend the Annual Meeting so we can obtain a Quorum (93 unit owners must be present). If you are not able to attend the Annual Meeting in January, the Board requests you to sign a Proxy prior to meeting date to allow our meeting and election to be official. Contact Cortney Duncan at IMC Management.

DECLARATIONS AND BY-LAWS CHANGES

The APS Declarations and Bylaws Committee is reviewing, evaluating, and revising our Declarations and By-laws. Since they haven't been updated since the 1970's, there is a lot to be done! **We need volunteers!** If you have any items you wish us to consider, or would like to help this committee, please contact Courtney Duncan at IMC Management.

OWNER INFORMATION

Now that we are under new Management, we want to guarantee our records are accurate - being able to reach you in an emergency is paramount.

We are requesting that **ALL** owners go to our website, AprilPointSouth.org and scroll down the HOME PAGE to the QUICK LINKS. Then follow these steps:

- Select the "NEW OWNER" button this will take you to the New Owner Information Page with three columns.
- Under the **MUST DO LIST** (Left Column) select option #1 "ENTER OWNER INFORMATION"
- A multi-page online form will open
- Complete all sections with honest answers - i.e. if you rent the unit you are required to provide the renters contact information
- Once completed be sure to **SUBMIT** the form

www.AprilPointSouth.org

BABY IT'S COLD OUTSIDE

Winter here is expected to be a "really cold one". If you plan on traveling (even for a few days), we suggest you (and renters) shut off the water outside, and then "drain" the pipes inside. Also leave the doors under the sinks open on outside walls. This will prevent any pipes from freezing.

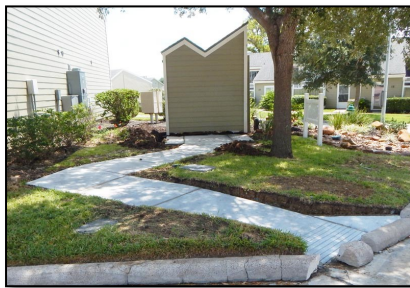
IMPROVEMENTS AROUND OUR COMMUNITY

Harvey Update –

Harvey had a big impact on our community. We had over 30 units damaged and the repairs should be completed within the next two months.

Mailroom –

The concrete has been poured for the new entrance to the mail room. Construction had been delayed because of Harvey but will begin shortly. The three guest parking spaces across from the mailroom will be designated for mail pickup. This will free up the congestion of parking on the main road.



HAVE YOU SEEN OUR WEBSITE?

We've made the site more "user friendly" with QUICK LINKS found on the HOME PAGE to the most common items requested. A few of the other changes include the following:

- All "**BOARD MEETING MINUTES**" and "**FINANCIAL INFORMATION**" now requires a **PASSWORD** that our Community Manager can provide. These pages are under the Documents Tab.
- **MAKE A REQUEST** - should be used for all your various requests to the management or Board - detailed information can be found under the Owners Resources Tab.
- A "**NEW OWNER INFORMATION**" page is now available and provides great information all owners can use.
- A "**MAINTENANCE FEES**" page was added and provides three options to pay your monthly fees.

UNIT IMPROVEMENTS

Please remember that ALL improvements to your unit require PRIOR approval by the APS Architectural Review Committee. This includes common requests such as; doors, windows, window covering, screen doors, patio tile, and interior changes. Please submit your request through our "MAKE A REQUEST" form found on the Home Page at www.AprilPointSouth.org, or call IMC to initiate the approval request process.

PLEASE NOTE: UNDER NO CIRCUMSTANCES IS AN OWNER ALLOWED TO MAKE CHANGES TO COMMON ELEMENTS.

BOARD MEMBERS ARE VOLUNTEERS

A system has been created for our owners to submit requests or questions to the management and/or Board - our Make A Request form. Please use the "Make a Request" form on our website for any issues you may be having with your unit, neighbors, or processes. Contacting a Board Member directly just slows down the process as individual Board Members don't make decisions on their own. The Board works together as one in making decisions that are best for the community. Thank you for respecting their privacy.

IS YOUR DOG A PROBLEM FOR OUR NEIGHBORS?

We continue to have complaints about loose dogs and failure to remove waste. We have added additional waste stations and communicated polite requests to clean up after your pets via newsletters on several occasions. Pet disturbances and disregarding the current pet rules will result in much stricter rules and fines.

DIRECT TV AND DISH NETWORK

Due to OSHA safety laws, satellite companies DirectTV and DISH employees and technicians are unable to do installations in many situations. Alternatively, independent installers/contractors) have more flexibility regarding installation. If you have additional questions, please contact Courtney at IMC Management.

UPDATE YOUR RECORDS

Please note the change in your records to reflect the New Mailing Address and Contact **Email address** – cduncan@imcmanagement.net

NEW MAILING ADDRESS –
IMC Property Management
3500 West Davis Ste. 190
Conroe, Texas 77304

Office Phone – (936) 756-0032

[**www.AprilPointSouth.org**](http://www.AprilPointSouth.org)