



936-703-5256/jstanley@acmg.solutions

ANNUAL BOARD MEETING

January 14th, 2017

10:00am

**Waterfront Room at the
April Sound Country Club**

Please join us.

December 2016/January 2017 News

January Election

Last year we achieved something for the first time in our Association's history. We reached a Quorum because many of our neighbors signed a proxy so we could have an official meeting and election.

This year, we need your help. 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 Board requests you to sign a Proxy prior to meeting date to allow our meeting and election to be official.

Additional information will be sent to you by Dec., 15, 2016.

Painting Project Update Wow! What Progress!

Have you noticed how great the property is looking as the painting crews march through the buildings? The contractor has added another crew to make things go faster with target completion (weather and unforeseen issues notwithstanding) for late January. The Board thanks everyone for their patience during this big project that is certain to help maintain our property values. Please cooperate with the painting crews as you are notified of upcoming power washing or painting. If you have a lot of personal items on your patios or entry areas, please relocate the items temporarily so the work crews can have plenty of room to work. Once a group of buildings are painted, the contractor walks through with his own "punch list". The Board walks the recently painted buildings with the contractor before final approvals, but please do let us know if you see anything that needs our attention.

Same Company, New Name

Welcome to **Amity Community Management Group**. We are pleased to inform you of the recent change in our business name from Stanley & Payne Property Executives, LLC to Amity Community Management Group effective January 1, 2017. Please be advised that there is no change in your Community Manager.

We are also pleased to announce our New Location, closer to your community! All business will commence at the new address on **January 1, 2017**. Our office is conveniently located in the Lakeview Center Office Complex located off Highway 105 W. & McCaleb Rd. in Conroe, next to Stroman Realty.

Please note the change in your records to reflect the New Mailing Address and Contact Information for your community. ****Please update any automatic payments to the Association with the new address.**

April Point South POA

96 Beach Walk Blvd., Suite 207

Conroe, TX 77304

www.aprilpointsouth.org

ACMG - Amity Community Management Group

Jennifer Marie Stanley – Owner/Community Manager

jstanley@acmg.solutions

936-703-5256 Phone 936-703-5258 Fax

Office Hours:

Mon-Thurs 9am to 4pm—Friday's 9am to 12pm

*Closed daily for Lunch 12pm to 1pm

** 24 Hour On Call Service

Have You Seen the Boardwalk?

The new lighting is in and it looks awesome. Take a walk down there and check it out.

www.AprilPointSouth.org

2016 Assessment Fee (for the painting project)

The Special Assessment Fee was due on Sept.,1, 2016. If you have not made your payment please do so promptly, as that income is required for us to complete the painting project.

The management company will be very aggressive in their collection efforts over the next few months to ensure we can finish our painting project.

2017 Assessment Fee

Because of the improvement we are making to our community we are assessing a 2017 fee equal to 1 months dues, billed January 1, 2017 due by March 31st, 2017.

Is Your Dog A Problem For Our Neighbors?

We have had multiple 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. Everyone, pet owners or not, should be noticing and talking to pet owners who violate the leash and pick up rules. It takes everyone in the community to cooperate to solve this "messy" and unhealthy problem. **PLEEEEEZZE** pet owners, don't let anyone tell you it is OK to leave pet mess on the community lawns. Speak up! It's everyone's yard.

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.

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 Jennifer at Amity Community Management Group.



Home Improvements

Please remember that any improvement to your property requires approval by the APS Architectural Committee. Submit your request through our "make a request" link at www.AprilPointSouth.org, or call Amity Community Management Group to initiate the approval request process.

Things to Remember About Our Website

- All past Board Meeting Minutes can be found under the "MEETING INFORMATION" tab.
- All Rules and Regulations, Declarations and By-Laws are available under the "DOCUMENTS" tab.
- We will be adding a new information form under the "OWNERS" tab.
- All past Newsletters can be found under the "OWNERS" TAB.

CALENDAR

December

Open Board Meeting

Monday, December 19, 2016
6:00 pm

January - Annual Meeting
Saturday, January 14, 2017
10:00 am

Heavy Trash Pickup
Saturday, December 10, 2016
Saturday, January 14, 2017