



April Point South

Property Owners Association

936-756-0032/cduncan@imcmanagement.net

September/ October 2017 News

IMPORTANT NOTICE—The September Board Meeting has been rescheduled for Thursday, September 21st at 6:00 pm. Our main discussion topic will be Harvey - the damage, property observations, and potential resolutions. Please mark your calendar to attend.

APRIL POINT SOUTH IS UNDER NEW MANAGEMENT

Effective September 1, 2017
IMC Property Management

**IF YOU ARE MAILING YOUR MONTHLY PAYMENTS
PLEASE UPDATE THE MAILING ADDRESS AS
SHOWN BELOW.**

Our new Community Manger is Courtney Duncan and her bio and contact information is below.

I will be the new property manager for April Point South Condominiums. I have been managing con-dos in Walden since I started working at IMC Property Management and I am very familiar with the daily needs of the complexes. I am a very involved mother of three but I am always available via email as I check it throughout the day. I also have access to files at home in case of emergencies after hours so please don't hesitate to notify me if you need to. Each association is different but I look forward to learning all about April Point South and the residents there!

Email address –
cduncan@imcmanagement.net

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

Office Phone – (936) 756-0032

BOARD MEETING CALENDAR

Please note NEW DAYS

September

Thursday, September 21, 2017—6:00 pm

October, November, December

Now SECOND MONDAY OF EACH MONTH

OWNER INFORMATION

During Hurricane Harvey, we had several issues where we wanted to notify a few owners of potential issues; however we didn't have their contact 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

IMPROVEMENTS AROUND OUR COMMUNITY

Mailroom –

The concrete has been poured for the new entrance to the mail room. Construction 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 NEW 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.

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.

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.

HARVEY DESTRUCTION

Our boardwalk and bulkhead sustained severe damage during the storm.



Unfortunately sections of it will be closed until repairs can be made. The Board is dedicating our September meeting to address observations about the hurricane and future planning steps.



UPDATE YOUR RECORDS

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.

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cduncan@imcmanagement.net

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IMC Property Management
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Conroe, Texas 77304

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