



# April Point South

## Property Owners Association

936-521-6900/Jennifer@spellc.com

August/September 2016 News

### 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.

### Painting Project News!

Great news! The painting project will start on Aug 29. The first phase (a few weeks) will be making repairs to the rotten wood around the entire property. Wood trim replacements will be already primed and ready to paint. The project is expected to be completed within 4 months, so no worries for the primed trim pieces to be installed around the entire property first. The plan is to start the painting at the back of the complex and move in reverse order according to the buildings as numbered on the map that is posted on our website. You will also be given a limited time opportunity offer for replacement of your windows and doors at your cost. See the website for more detail.

Please check the website often and save this link to your favorites:

<http://www.aprilpointsouth.org/painting-project.html>. The link can also be found in the Owners tab from the home page. We will be updating the progress and the map at

### APS POOL RULES

- **NO LIFEGUARD** - There is no lifeguard on duty. All persons use the pool and pool areas at their own risk.
- **NO PETS** - No pets are allowed inside the pool gates. Please note: registered/licensed service animals are permitted within the pool area – but not in the pool.
- **NO GLASS OR ALCOHOLIC BEVERAGES** - No glass or alcohol is allowed inside the fenced pool area.
- **NO CHILDREN UNDER 14** - Children under the age of 14 must be accompanied and supervised by an adult the entire time they are inside the pool fenced area.
- **FOOD AND PERSONAL POOL EQUIPMENT** - You are required to clean up after yourself at the pool. No overnight mess or personal pool equipment is allowed to be left inside the fenced area of the pool.
- **POOL HOURS** - Pool hours are 7:00 a.m. - 10:00 p.m. The pool is available year round except when noted on the gate for maintenance and cleaning. Please be aware that there are residents living near the pool and refrain from loud disturbances and music.
- **POOL GATE ACCESS** - The pool gates are to remain locked at all times. Pool keys are ONLY available to owners and tenants. No resident is allowed to loan a key to unauthorized users. Limited pool use by guests of owners or residents is allowed. An owner is responsible for any damage to the pool area caused by their tenants, renters, guests, family members, roommates and pets.
- **NO DIVING / SAFETY** - The pool is not rated for diving depth. NO DIVING allowed. No horse playing in the pool or fenced pool areas is allowed. This includes running, throwing people and climbing over the fence.

VIDEO SURVEILLANCE May Be Utilized

For Violations or Information Contact Our Community Manager - Jennifer Stanley at 936-521-6900

We have new Pool Rules signs ordered and will be posting soon. Please read them over carefully and follow them. If you see anyone who does not belong, please contact April Sound Security and Stanley and Payne. We have recently received complaints of people climbing the fence and people allowing their dogs to swim.

If you need a pool key, please contract Stanley and Payne.

### NO TRESPASSING

Violators Will Be Prosecuted

Pool Is Exclusively  
For Owners and  
Residents of  
April Point South  
Condominiums

Pool Rules Are  
Strictly Enforced

the end of every week. We will also build a FAQ document answering many common questions. Please always check the site first and if your question is not listed, call Stanley & Payne at 936-521-6900 and someone will get back to you.

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

## Website

Your association now owns the following domain names – and all three take you to the same website:

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

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

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

## 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 Jennifer at Stanley & Payne.

## Projects in Progress

**Sprinkler System** – We need your help. If you see a sprinkler running during the day for more than 15 minutes, please contact Stanley and Payne. It needs to be checked out.

**Stop Signs** – A four way stop has been installed by the mailroom as you enter April Point South. This should help slow down drivers and help correct the blind spot for turning onto the street.

**Boardwalk Lighting** -The trenching and conduit for the 2,045 feet of boardwalk is now complete and 95% of the trench will be backfilled this week. Eight small areas will remain open and caution taped off until the final inspection. We hope the posts and post sleeves arrive this week and prepared for our electrician to make the final connections.

## 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](http://www.AprilPointSouth.org), or call Stanley and Payne to initiate the approval request process.

## Maintenance Fee Payments

Monthly payments may be made online using Paylease (Stanley & Payne website), or by using the "clip and use" payment slips mailed in January, or by simply mailing payments to Stanley & Payne.

## Rules and Regulations

After evaluating the changes regarding the Rules and Regulations, modifications have been made. The changes include a restructuring of the fine schedule. To view the changes, visit our website at [AprilPointSouth.org](http://AprilPointSouth.org).

## 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.

## Management Company

Should you have any questions regarding your account, deed restriction issues, community information, or property improvements, please contact Jennifer Stanley at 936-521-6900 or email at [jennifer@sppellc.com](mailto:jennifer@sppellc.com). Stanley and Payne is located at Highlands Office Park at 2251 N. Loop 336W, Suite C, Conroe, TX 77304. Visit S&P, and pay your bill, online at [www.sppellc.com](http://www.sppellc.com) Visit the April Point South POA's website at [www.aprilpointsouth.org](http://www.aprilpointsouth.org).

# CALENDAR

## August/September 2016 Open Board Meeting

**Monday, August 15, 2016**  
7:00 pm following the  
Board Executive Session

**Monday, September 19, 2016**  
7:00 pm following the  
Board Executive Session

## Heavy Trash Pickup

**Saturday, August 13, 2016**  
**Saturday, September 10, 2016**