



# April Point South

## Property Owners' Association

October/November 2015 News

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### Open Board Positions

At the end of this year, we will have elections to fill up to 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. Deadline for submission is December 1st. Our annual meeting is scheduled for Saturday January 9, 2016.

### Declarations and By-laws Changes

A Committee is working diligently to make minor revisions to our Declarations and By-laws. They have not been updated since the 1970's. If you have any items you wish us to consider, please contact Jessica at Stanley & Payne. Our goal is to complete the potential revisions by the end of the year – so we can vote for or against the revisions during the Annual Meeting.

### Units 29-36 Construction Update

The Board is working on several phases of this complex situation simultaneously. The first required step is completion of the fire suppression system, and we believe all elements should be completed within the next week. Once inspected, we have funding for the next step in the rebuilding process which consists of electrical, insulation and sheetrock. Future building steps are pending our bank loan to provide the funding. Our bank loan is currently going through a credit approval and we hope to have this process completed by the end of the month.

### Units 29-36 Insurance Update

We recently received another check from the insurance company, for just over \$200,000 which will pay for the construction elements mentioned above. To recover the shortage of funds paid by the Insurance company, APS invoked Appraisal in September. Your APS Board has hired an independent appraiser to represent our association and the insurance company has hired an appraiser to represent them. The process to determine an agreed upon value of loss will take a few months, and disagreements between the two appraisers will be determined by an umpire. More information will be shared about this process when available.

### Home Improvements

Remember to submit your request for any type of improvement to your property to the APS Architectural Committee through our website or contact Stanley and Payne prior to starting the work.

### Open Board Meetings

Now until the end of the year, we will have open board meetings the second Thursday of the month. Our next meeting will be November 12th at the April Sound Community Room.

### Maintenance Fee Payments

For the past year our association has paid about \$450 per month to utilize a "Lockbox Service" to process monthly maintenance fee payments. Our Board will remove this payment method in December, and is currently researching alternative methods for payment processing. Look for more information next month.

### Direct TV and Dish Network

Both DirectTV & Dish Network recently implemented a policy that their employees/technicians cannot leave their ladders, therefore, cannot get on any type of roofs whatsoever. Owners can contact Spoda Communications to set up their service just as they would if they called DirectTV or Dish Network directly and Spoda Communications offers the same services and deals as both satellite companies as well. The only difference is Spoda Communications will install the satellite dishes inside the A/C cages, located on the roofs, or on the roof peaks as outlined in our policy. You can contact **Spoda Communications (Independent installer/provider for Dish Network & DirectTV) by calling 281/359-1212**. Please contact Jessica Gryseels at Stanley & Payne with any questions.

### Management Company

Should you have any questions regarding your account, deed restriction issues, community information, or property improvements, please contact Jessica Gryseels at 936-521-6900/[jessica@sppellc.com](mailto:jessica@sppellc.com). Stanley and Payne is located at Highlands Office Park at 2251 N. Loop 336W, Suite C, Conroe, TX 77304. Please visit the Association's website at [www.aprilpointsouth.org](http://www.aprilpointsouth.org).

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