



# April Point South

Property Owners Association

936-703-5256/jstanley@acmg.solutions

March/April 2017 News

## 2016 Year in Review

### Property Improvements

Insurance Settlement • Fire Suppression • Owners Occupied or Sold Units • Loan Required to Complete

### New Lighting at Boardwalk

Major Safety Issue • Improved Look • Reduced Energy Usage - LED • Night Sky Views

### New Concept Garbage Bins

Open Area Bins with Gates • Plastic Garbage Cans with Connected Lightweight Lids

### New Entrance Garden

Great First Impression • Mailroom Modification Planned for Early 2017

### Four-Way Stop Signs

Reduced Speeding • Additional Safety for Mailroom Area • Easier Directions for Visitors

### New Pool Signs

Clear Rules Posted • Trespassing Warning

### New Pool Lights

Safety Issue – Low Voltage • Reduced Energy - LED • Improved Look

### New Directional Signage

Matches New Trim • Easy to Read • Easy to Maintain

### Electric Meter Numbering

Bring to Code • Easy for Contractors to Locate • Easy for Emergency Services to Locate

### Painting Project

Repaired and Power Washed 26 Buildings  
• Repaired All Metal Railings • Painted • All Buildings  
• Carports • Garbage Bins

### Termite Treatment

Contract cancelled in 2014 • Went 24 months without a vendor • Expensive for a new company to treat property

### April Sound Road Repair

Currently only 1/3 of our streets are repaired by AS • Sections 2,3,4 are paying AS Security Dues that match Maintenance Dues

### Reserve Study

First Time Completed in Association History • Provides a Financial Roadmap for Our Long Term Planning

### Process Improvements

#### Posted Policy Information

Collection Policy • Open Records Policy • Records Retention Policy • Payment Plan Policy • Reserve Fund Usage Policy

#### Modified Rules and Regulations

Utilized Feedback From the Opinion Survey to Modify Rules • Removed Potentially Risky Rules

#### Sprinkler ID System

7 Controllers • 15 Backflows • 78 Zones • ~1,300 Heads

#### New Website Forms

Need EVERY Owner to Complete Initial Form  
• Update Form Available For Changes to Original Form • New Owner Form Used when Unit Sells



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

# 2017 Budget A Year of Rebuilding

## Goal:

To Increase Reserve Fund – Make it Easier  
to Obtain Loans and Address Shortage in Reserve Fund

## Major Projects

(Limited Scheduled) Mailroom, Pool Fence

## Overview

Income – no dues increase \$49k/month

One Special Assessment - March

Attempt to Address Foundation Issues

Repairs are prioritized on SAFETY, Structural, and then  
Cosmetic

## Candidates elected for a two year terms at the Annual Meeting in January

Richard Aiple, Jim McDaniel, Dan Meza, Terry Pool,  
Marge Schroeder

## Same Company, New Name

Please note the change in your records to reflect the New  
Mailing Address and Contact Information for your commu-  
nity. \*\*Please update any automatic payments to the Asso-  
ciation with the new address.

### April Point South POA

96 Beach Walk Blvd., Suite 207

Conroe, TX 77304

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

### ACMG - Amity Community Management Group

Jennifer Marie Stanley – Owner/Community Manager

[jstanley@acmg.solutions](mailto: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

## 2016 Assessment Fee (for the painting project)

The Special Assessment Fee was due on Sept.,1, 2016.  
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 commu-  
nity we are assessing a 2017 fee equal to 1 months dues,  
due by March 31<sup>st</sup>, 2017.

## 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 Amity Community Man-  
agement Group to initiate the approval request process.

## 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 con-  
tact Jennifer at Amity Community Management Group.

## 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

### March/April

### Open Board Meeting April Sound Community Room

Monday, March 20, 2017

6:00 pm

Monday, April 17, 2017

6:00 pm

### Heavy Trash Pickup

Saturday, April 8, 2017

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