



NORTH CREEK

Board Meeting
Q & A

A P R I L 2 3 , 2 0 2 5





Agenda

Call to Order

**New business:
North Creek HOA website for communication**

City sewage improvement update

Voting ballot and process

Adjourn

Q&A



City of McKinney sewage improvement, they will be replacing the grass after the city has approved the project

The cones on Darlington will be removed when the city finishes the stormwater drainage project





www.northcreekmckinneyhoa.com

Only approved HOA communication on website to ensure accurate information.

- *ACC request forms
- *Voting ballot on website
- *Financials posted monthly on website
- *Account Balance as of today:
\$127,974.42

email:Lindsay@legacysouthwestpm.com



Landscape Reminders

Maintaining the lawn mowing,
edging and weed control
Flower beds free of weeds

Article 4.1 in governing documents
**grass cannot exceed
6 inches in height**

Compliance Inspections

Every 10 days





ARTICLE 4

MAINTENANCE PROVISIONS

Section 4.1 Owner's Obligation to Maintain. Each Owner shall maintain its Lot and the Residence and other Structures thereon in a clean, first class condition. Each Owner shall keep all landscaping and sprinkler systems on such Owner's Lot in a neat, orderly and well-maintained condition and shall keep the sidewalk, if any, on or in front of such Owner's Lot in good condition and repair. Each Lot Owner shall regularly mow grass on its Lot so that at all times such Owner's Lot contains no weeds, grass or unsightly growth exceeding six inches (6") in height. Each Owner shall maintain the exterior of its Residences and Structures in good condition and shall make such repairs and replacements as necessary to maintain good order and the aesthetic harmony of the Property.

Section 4.2 Damaged Improvements. If any Residence or Structure is damaged in any way, the Owner shall immediately repair such damage.

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Section 4.3 Declarant/Association Right to Perform. If any Owner fails to maintain the condition of its Lot, the landscaping thereon, including the prompt removal of rotting or deceased trees and shrubs, or the Residence or other Structures thereon as contemplated by this Article 4 and fails to take action to correct such defect within ten (10) days after Declarant or the Association has furnished written notice thereof to such Owner, then the Owner of such Lot hereby grants permission to Declarant or Association (or its duly authorized agents) to enter upon such Lot and perform those duties which the Owner failed to perform without liability whatsoever to such Owner or any Person for trespass, conversion, or any claim for damages. The cost of performing such duties shall be added to the Owner's assessment account and shall bear interest at the rate of twelve percent (12%) per annum (but not in excess of the lawful maximum rate), be payable upon demand, and shall be secured by the Assessment Lien provided for in Article 6.

ACC Request

Must be submitted on the community website for
review

Emailed request will not be accepted

Approvals are valid for 30 days

www.northcreekmckinneyhoa.com

Ballot

Board is recommending to approve the proposed amendment

North Creek McKinney Homeowners Association



Vote by ballot/written consent to approve proposed community improvements

The ballot can be submitted via electronically <https://northcreekmckinneyhoa.com> Or via enclosed ballot, emailed Lindsay@legacysouthwestpm.com or mailed to 8668 John Hickman Parkway suite 801 Frisco, TX 75034

Voting opens Wednesday, April 23rd and will close Sunday, April 27thth

4 Benches @ \$600



Please mark For or Against:

- ☐ For
☐ Against

2 Picnic tables @ \$1,200



Please mark For or Against:

- ☐ For
☐ Against



Mailbox lights \$4,200

Please mark One option:

- ☐ For
☐ Against
☐ Explore other options

Fraser North Creek South LLC has requested the McKinney North Creek HOA to approve or disapprove a Second Amendment to the North Creek CCRs.

A copy of the Second Amendment is attached to this Ballot.

- ☐ [Approve](#)
☐ Disprove

Signature of Owner: _____

Printed name: _____

Property Address: _____

Explanation

In the process of a review of the title to the North Creek South property, it was discovered that a deed restriction limiting the use of the property to single family lots was filed in error on the Southern property.

Deed restrictions of this nature are common as lenders will sometimes protect their investment until the construction of a subdivision is completed and the HOA CCRs are recorded. Once the CCRs are recorded, then the temporary deed restriction is removed from the property.

However, in this instance, the deed restriction was not removed at the time the CCRs were recorded.

Soon after the discovery of the existence of the deed restriction, the lender removed the restriction.

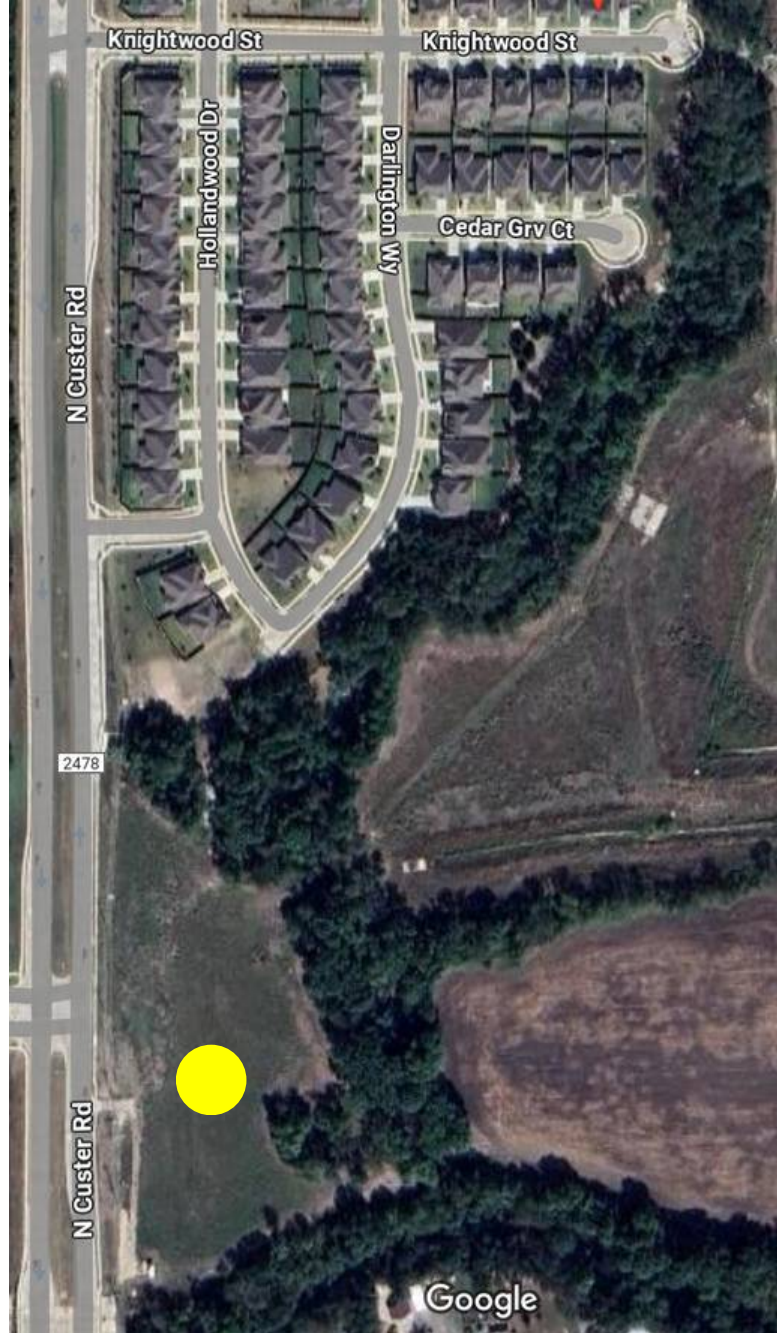
Out of an abundance of caution, the owners of the Southern property are requesting the North Creek HOA to approve or disapprove the Second Amendment to the CCRs which allowed removal of the deed restriction.

End Result

The owners of the Southern property can then move forward with plans to develop or sell the property in accordance with the Single-Family guidelines and Single Family uses as permitted by the City of McKinney.

Disclosure

Fraser North Creek South LLC has contracted to sell the property for [a private](#) school and [a local](#) retail use. If the buyer decides to purchase the property, the buyer will be required to take the property through the zoning process with the City for [the local](#) retail use.





Adjourn

Open Q&A