

NOTICE OF ANNUAL MEETING

Northpointe Crossing Homeowners Association, Inc.
Thursday, August 21, 2025

8/1/2025

Dear Northpointe Crossing Homeowner:

REMINDER

By attending the meeting or sending your Proxy, you will help make the required quorum so that the business of the Association can be conducted.

As your Community Association Manager,

I am pleased to advise you of the upcoming Annual Meeting. At this meeting, the Members will elect two [2] Directors to the Board. Each of these Directors will serve a 2-year term. In addition, the purpose of the meeting will be to vote on three (3) proposed amendments to the Declaration of Covenants, Conditions, & Restrictions (please see attached document for proposed amendments) and conduct the annual business of the Association according to the By-Laws. A report on financial activities pertaining to the previous year financial period will be provided.

It is very important that you assign your Proxy if you cannot attend, as the meeting cannot be held unless a quorum of ten percent (10% or 75 homes) is present either in person or by Proxy. Please complete the enclosed Proxy/Absentee Ballot to, establish quorum or to assign your vote to another member and/or to vote for your candidate of choice. Please plan to join us at the following place and time:

DATE: Thursday, 8/21/2025
TIME: 6:00 P.M.
LOCATION: Joe K Bryant Elementary School 2725 Bryant Farm Road Anna, Texas 75409

Digital Voting will be available online via TownSq from Friday, August 8th, 2025 at 12:00 p.m. to Thursday, August 21st at 12:00 P.M. <https://app.townsq.io/login>. Please ensure that you have login access to TownSq before the voting window begins. For additional support, please contact TownSq Support 844-281-1728.

You may begin signing in for the meeting at 5:45 P.M. It is recommended that you sign-in early so the meeting may begin promptly. Please sign and return the Proxy/Absentee Ballot no later than Thursday, 8/21/2025 at 12:00 P.M. You may mail or email your signed forms or complete the digital voting and proxy on TownSq. **It is very important that you assign your Proxy, even if you plan on attending,** as a last-minute event might prevent you from attending the day of the meeting. If you do attend the meeting, your Proxy will not be used. Please reference Proxy information and instructions on the Proxy/Absentee Ballot form.

We look forward to seeing you at the meeting. If you have any questions, please contact you HOA Manager directly by phone at 214-265-6479 or by email at burt.jones@principal-mgmt.com.

Sincerely,

Burt Jones, RAM, CMCA, AMS, PCAM
Community Association Manager
ASSOCIA PMG NORTH TEXAS,
Agent for Northpointe Crossing Homeowners Association, Inc.



YOUR VOICE MATTERS.



IMPORTANT INFORMATION ABOUT VOTING ON PROPOSED AMENDMENTS



All homeowners need to be aware of upcoming voting being held at the annual meeting on proposed amendments to the Northpointe Crossing governing documents. **We need to hear your voice!** At this time, changes made to the governing documents for your HOA, there must be a vote of **67%** homeowners approving those changes. That's almost **500** homes!

IT IS IMPERATIVE THAT YOU TAKE ACTION ON VOTING IF YOU SUPPORT ONE OF THESE AMENDMENTS

Please be on the lookout for the following coming your way:

1. **Information on the Annual Election Call for Candidates and Voting Process**
2. **Information on Amendment to your CC&R guidelines:**
 1. **Amendment 1:** Change the tree requirement from 2 trees being required to 1 tree being required
 2. **Amendment 2:** Change the voting percentage for CC&R amendment, from 67% to 50% +1
 3. **Amendment 3:** Vote for the addition of a rental/ leasing policy
 - Cap rentals at no more than 15% of lots in the association
 - Lot must be owner occupied for 1 year before conversion to a rental
 - Lot rental agreements may not be less than 3 months in term
 - Grandfather clause regulation included

As you can see, there is very high percentage needed to make the proposed changes to your governing documents. All votes will take place at the Northpointe Crossing Annual Meeting. The board has worked hard to make the voting process as easy as possible and allow for online electronic voting which is slated to begin on Friday, August 8th at 12:00 p.m. As the voting timeline is opened, stay diligent about the deadline so your vote will count!

Annual Meeting is set for August 21st, 2025 at 6:00 p.m.

JKB Elementary School

2725 Bryant Farm Rd, Anna, TX 75409



BOARD OF DIRECTORS CANDIDATE BIOGRAPHY

Candidate #1 : GRANT JENKINS

As the current Board Secretary, I'm dedicated to the continued well-being of our neighborhood. My background as a litigation adjuster has given me a unique set of skills that I can use to benefit our community.

My goal is to improve the Association's financial health by closely reviewing contracts and finding cost-effective ways to reduce spending. This proactive approach will help us build a more stable and prosperous future for our neighborhood

Candidate #2 : Russell Wong

My name is Russ Wong, and I'm currently the Board Vice-President. I'm running for re-election to continue improving the quality of life for all residents of the Northpointe Crossing Homeowners' Association (NPCHOA). My goal is to ensure we consistently follow the Covenants, Conditions, and Restrictions, making our community safe, desirable, and a model for others. Ultimately, this will help increase our home values.

My experience as a senior leader at Honeywell and Cummins Engine has prepared me for this role. I have a proven track record of managing sales, budgets, and client development. My experience on the NPCHOA Board as both Vice President and Member at Large, combined with my Bachelor's in Business Administration and Master's in Business Leadership, gives me the skills needed to effectively lead our community.

My vision is to improve the NPCHOA through greater transparency and communication. I'll focus on attracting top talent to the board and training new members to work collaboratively with our community.

**PROXY/ABSENTEE BALLOT
NORTHPOINTE CROSSING HOMEOWNERS' ASSOCIATION, INC.
2025 BOARD OF DIRECTORS ELECTION**

DO NOT SUBMIT THIS ABSENTEE BALLOT IF YOU VOTE BY ONLINE ELECTRONIC VOTING

To ensure your vote is counted, please return the enclosed completed and signed Proxy/Absentee Ballot so that it is received by the Association no later than 12:00 p.m. on Thursday, August 21, 2025.

Email: Community Manager Burt Jones at Burt.jones@principal-mgmt.com; or
U.S Mail/Delivery: Principal Management Group of North Texas, Attn: Burt Jones, Community Association Manager, 801 E. Campbell Road, Suite 620, Richardson, Texas 75081.

The undersigned homeowner, a voting member of Northpointe Crossing Homeowners' Association acknowledges receipt of the Notice of Annual Meeting located at JKB Elementary School, 2725 Bryant Farm Rd, Anna, TX 75409 on Thursday, August 21st, 2025, at 6:00 PM.

I, _____ being the legal owner of the property located at _____ Texas, 75078, do hereby appoint as my proxy for establishment of a quorum, Amendments to the Declaration and Bylaws, and for the purpose of voting on my behalf in the election for the Board of Directors:

The President of the Board of Directors of the Association, or Secretary of the Association in the absence of the President, OR

_____ (another individual), OR

For Quorum Purposes Only

1. For the election of two (2) persons to serve on the Board of Directors of Northpointe Crossing for a term of two (2) years. Please make your selection for not more than two (2) candidates below by marking next to your selection(s) below.

Grant Jenkins (Incumbent)

Russell Wong (Incumbent)

2. **Declaration Amendments.** Please indicate whether you are "for" or "against" the proposed amendments to the Declaration of the Association. The language of the Amendments are attached to the Notice of the 2025 Annual Meeting:

a. **Article 3, Section 3.8(a), of the Declaration, entitled "Landscaping":**

For Amendment

Against Amendment

b. **Article 9, Section 9.4, of the Declaration, entitled "Amendment of Declaration":**

For Amendment

Against Amendment

c. **The addition of Article 10 of the Declaration, entitled "Leasing":**

For Amendment Against Amendment

You must sign this ballot for the ballot to be valid. Please also date, print your name, and include your property address in Northpointe Crossing. If you do not include all requested information and the Association cannot determine the name on this ballot or determine the property address in Northpointe Crossing, this ballot will not be counted. **You cannot assign your right to sign this ballot to a third party.**

By signing this Absentee Ballot below, I/we consent and vote for the Proposed Amendment and know and agree that the Association may publicly record this page in the Official Public Records of Real Property of Collin County, Texas with the Proposed Amendment, if the Proposed Amendment is approved by the vote required for passage. This Absentee Ballot is valid for the meeting of the Members of the Association held on August 21, 2025, for the purpose of voting on the matters set forth above.

Member's signature

Member's First and Last Name (please print clearly)

Date _____

Property Address in Northpointe Crossing (please print clearly)

Section 209.00592(c)(3) of the Texas Property Code provides that a solicitation for votes by absentee ballot must include the following language:

By casting your vote via proxy/absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

Please be advised, however, the language above does not apply to this vote because changes to the text of the Proposed Amendment WILL NOT be taken from the floor at any meeting called for the purpose of this vote or otherwise.

Per Texas Property Code Section 209.00594(b-1), a person who tabulates votes may not disclose to any other person how an individual voted.