

Landscaping Guidance Announcement November 2021



Dear Northpointe Crossing Homeowners:

As many of the HOA homes have now received a courtesy violation or an escalation for recent findings with regards to trees and other landscaping, we wanted to provide some helpful information so that all homeowners know how best to move forward. The ACC Committee, along with the board of directors, has worked hard to come up with a resolution to prevent numerous violations from being sent out. We need homeowners to carefully read this announcement in its entirety to assist in bringing uniform landscaping and beauty to each lot.

When purchasing a home in an HOA, you have now “bought into” the HOA. This means as owners, you have agreed to the rules and regulations specified within our governing documents. These documents should have been provided by the title company at the time of sale. This information can always be found on TownSq or at NorthpointeCrossingHOA.com. If you have yet to read over the governing documents, please take the time to familiarize yourself with them right away. This review will help to avoid any confusion about violations and potential fines. Since many within Northpointe are first-time homeowners, this can be daunting to educate yourselves with all the ins and outs of living in an HOA Community. The management company, Board of Directors, and ACC Committee are here to help provide understanding.

If you own your home but rent out your property, it is your responsibility as a homeowner to go over these guidelines with your tenants, and regularly check your lot for proper compliance. Please ensure as a property owner of a rental, that the management company has the correct mailing address on record to prevent a loss of communication with you as the owner. The management company does not correspond with tenants of a rental property.

The management company, Associa, is hired to assist with numerous action items such as inspections and violations. It is the obligation of the HOA Board and ACC Committee to assist in making certain the governing documents and ACC guidelines are being properly enforced. All Northpointe Crossing HOA entities have been working over the last few weeks to provide the information below to assist homeowners with gathering a better understanding of expectations. The goal of this announcement is to decrease the confusion and quantity of questions, calls, and emails being submitted for landscaping issues within Northpointe Crossing. If needed, the first point of contact is the HOA management company, but the board of directors and ACC Committee is also here to assist.

Contact Information

Customer Care: (214) 369-4030

Customer Care Email: NTXCustomercare@associa.us (Best Route)

Hours: Monday-Friday 8:00 AM -5:00 PM

HOA Manager: April Murphree

Office Contact: (214) 265-6467 (Please leave a voicemail if the phone is not answered)

Email Contact: amurphree@principal-mgmt.com (Best Route)

The highest number of violations within the neighborhood currently is related to trees. Please review the following sections thoroughly to understand the expectations and options available to homeowners.

GRACE PERIOD FOR TREE PLANTING: Please be aware that the Northpointe Crossing ACC Committee has approved an extension to the grace period for dead/ dying/ missing trees in the community; this grace period now ends on April 1, 2022. Within this time, you may still receive a courtesy notice if you have dead/ dying/ missing tree(s) on your property, but please note that a fine will NOT be assessed. Escalation of violations related to dead/ dying/ missing trees will not continue until AFTER the expiration of the grace period. The HOA Board of Directors is actively working on gathering updated pricing from Fannin Tree Farm to provide another discount opportunity for the community. Owners are not obligated to use Fannin Tree Farm, but we are hoping to get a discount for our community through this program to help all owners.

The arborist with Fannin Tree Farm has advised that at this point in time waiting until March to plant new trees is recommended. This advice, from the arborist, provided the ACC committee with a basis to grant the extension to the grace period for the dead/ dying/ missing trees within the community. Please understand that our goal is to achieve a more appealing landscape across the neighborhood. We are hoping that taking these steps will provide positive reinforcement for the tree requirement within our community. However, the community needs to understand this grace period is being extended strictly because that the winter season is approaching. Once spring arrives, we intend on holding homeowners accountable for their landscaping shortcomings, which is why the courtesy notices will continue to be sent to homeowners as a friendly reminder.

Additionally, the HOA has pre-approved the following trees to replace dead or dying trees in an existing tree well. This pre-approval means the following trees can be used as a replacement within an existing tree well without requesting permission from the ACC. This pre-approval is only for existing tree wells. If you would like to relocate your tree well you must request approval through the ACC Application process. You can locate information on this approval process within the ACC Guidelines found on the neighborhood website at the link below.

Pre-Approved Trees

Red Oak	Autumn Maple	Chinese Pistache
Chinquapin Oak	Bur Oak	Texas Ash
Lacebark Elm	Cedar Elm	

Any deviation from these pre-approved trees is possible, however, it will require submission of an ACC application for proper review and approval by the ACC.

**REQUIRED TREES BEING PLANTED IN THE FRONT YARD MUST BE A MINIMUM OF 3" CALIPER
IF YOUR REQUIRED TREES ARE NOT 3" CALIPER YOU WILL RECEIVE A VIOLATION**

Caliper is defined as the average measurement (diameter) at the breast of the trunk

ACC Guidelines

<https://www.northpointecrossinghoa.com/documents/architectural-documents.aspx>

2-TREE REQUIREMENT / TREE VARIANCE REQUEST: The Northpointe Crossing Board of directors and Northpointe Crossing Architectural Control Committee have been made aware of several homes being cited for the lack of two trees within their front yard. This is a requirement listed within Section 3.8.a of the CCR governing documents, which states the following:

Tree Requirement within Section 3.8.a of Northpointe Crossing's CCRs

"In addition to complying with City requirements, all lots with a residence thereon shall include at least 2 trees with 3" caliper in the area of the lot between the front property line and the front building line."

HOA legal counsel has confirmed that homes within the community are NOT considered "grandfathered" even if the original builder did not install the two trees in the front yard as required. We understand this regulation may place an unnecessary burden on homeowners and would like to provide a solution. The best way forward is to request homeowners, who received a violation for a missing tree to submit a ***NPC Tree Variance Form***. These variance forms are considering homeowner concerns such as limited space, existing large trees, and other situations based on the property's layout. If you have received approval to remove a tree from the front yard through the ACC submission process in the past, this would be accepted in place of this variance.

If you would like to request a variance for Section 3.8.a of the CCRs please find the ***NPC Tree Variance Form***. This form can be found on TownSq in the documents section or on our neighborhood web page under the Architectural Documents section. If you need assistance locating the form, please email our property management team at the address listed above.

Northpointe Crossing Webpage: NorthpointeCrossingHOA.com

General Expectations and Guidance:

All yards must be cared for on a regular basis. The following landscaping suggestions can help you avoid being cited for a violation by the management company. Owners of rental properties should ensure their residents are notified about courtesy notices to help deter further violations. Please, help educate your tenants about the expectations of their landscaping responsibilities so that we can maintain the beauty of our community.

Landscaping- Landscaping is not only regulated by the HOA but also the city ordinances. For the City of Anna, Article 9.06 of the Code of Ordinances discusses landscaping regulations with subsection 9.06.010 discussing maintenance of the property. This section regulates owners, tenant(s), and/or their agents to be jointly responsible for their property. Expressing that all landscaping shall be maintained in a neat and orderly manner at all times. This includes the following;

1. Mowing (6" height maximum)
2. Edging
3. Pruning
4. Fertilizing
5. Watering
6. Weeding
7. Miscellaneous activities common to the maintenance of landscaping

1. **Mowing-** All grass should be maintained to a height no taller than 6 inches. The growth rate of our yards will vary depending on several factors such as; season, watering, fertilizing, and type of grass. Overall, it is the responsibility of the homeowner to ensure the grass is maintained properly, including filling bald patches.
2. **Edging-** In addition to regular mowing, all yards should be edged around the entire lot to show an even, crisp, and clean grass edge. This edging should be performed between driveways, sidewalks, curbsides, and against structures of your property. Please use the image below as a reference.



3. **Pruning-** Pruning is the practice involving the selective removal of certain parts of a plant, such as branches, buds, or roots. Currently, most pruning issues within the community are related to the root systems of our trees attempting to grow a new tree. These new sprouts at the base of the tree need to be removed to keep the clean and crisp landscaping appeal. Additionally, branches that are growing out of the trunk of the tree should be pruned to create an established tree trunk. Branches that impede pedestrian or vehicle traffic must be pruned as expressed in the ACC Guidelines. Examples of this are

branches that have grown over a sidewalk that force pedestrians to dodge their growth. These branches should be trimmed back in a manner to prevent obstruction of normal travel while maintaining a balanced appeal to the tree growth. While many of our homes have relatively newer landscaping, please cut back the growth of the vegetation that could impede the visibility of vehicles near intersections as they grow larger. Your tree growth should also not create a nuisance on neighboring properties. All shrubs should be pruned to an even and manicured manner, ensuring the address plate on the home is always visible from the street. Please reference the image below for an example of proper tree pruning.



a.

4. **Fertilizing-** Fertilizing your lawn is not just about providing nutrients to your grass but also helps prevent weed growth. Grass that is fertilized can grow stronger providing a natural defense to disease. Just like humans, grass is a living thing that, with proper nutrition, can protect itself from illness. Fertilizing helps the lawn grow lush and evenly. Some areas of a lawn can suffer from a lack of nutrition which causes sparse and thin growth.
5. **Watering-** Did you know the term “Fully Irrigated” does NOT mean a home has an in-ground irrigation system. Fully irrigated only requires that a home has access to a

water source from both the front and back of the lot. As residents of the hot state of Texas, we all understand the extreme temperatures we endure during the summer. Our landscaping endures this punishment as well, with some areas receiving an entire day of sunshine. Bermuda grass has a high tolerance for dry and hot summers but watering provides a chance for thick green growth. Water is extremely crucial to trees during the first years of growth. This need is due to the lack of an established root system, which extracts water from the soil. After a few years of proper fertilizing, and watering your tree(s) should establish a proper root system. Regardless, please be mindful of water conservation or any applicable water restrictions.

6. **Weeding-** Weeding is a favorite pastime, said no one. This is likely the most hated burden of all homeowners right next to dusting. Weeding is a constant battle, but with proper steps can become easier throughout the seasons. Understanding when to apply weed prevention and what type of prevention depending on the season is important. Luckily, Calloways Nursery has sponsored our Yard of the Month program throughout the year. This sponsorship also provided us with a month-to-month guide of when and what to apply. This guide can be referenced on the last page of this announcement. It is also posted on our neighborhood website in the Yard of the Month section. The installation of barrier fabric in both the garden beds and tree wells is a great addition to assist in slowing weeds. Whether you have mulch or landscaping rocks, a barrier fabric will help prevent weeds and slow the growth of unwanted grass growth in these areas.

7. **Miscellaneous:**

- a. **Tree Wells-**A tree well is the area around the base of the tree usually circular in shape. This area is generally filled with mulch or small accent plants if present. It is recommended that trees have tree wells around the entire tree, mulched, free of weeds and grass growth. The wells should be properly built to give the tree growing room and space for watering. If installing mulch in a tree well, it is recommended to keep the mulch away from the trunk of the tree by a few inches. Tree wells are not required in our neighborhood but if they are present they must be kept clear of weed and grass growth. Below are some examples of a proper tree well and some common mistakes made.



i.

Tree Mulching: The good, the bad, and the ugly



Good
Crisp edging. 2-4 inches of coverage inhibits weed growth without preventing water uptake. Mulch is not mounded around base of trunk.



Bad
"Volcano" mulch: Too much mulch piled up at base of trunk becomes a haven for pests and fungus and a hazard to your tree.



Worse
Way too much mulch! This will prohibit adequate water supply, causing roots to grow up into the mulch and weakening the tree.

ii.

- b. Tree Ties:** Some trees are leaning and need to be properly straightened with tree ties to prevent the tree from incorrectly rooting. If your tree is already rooted at a severe angle, it is likely that it will not straighten upright and may need to be replanted. Proper tree ties are loosely tied to provide a guide. If a tree tie is too tight it will dig into the tree and cause growing issues or even possibly kill the tree. Tree ties should be installed in a manner that is professional and proper.

Potential Additional Discount Tree Opportunity and More:

There are some additional ideas that the HOA board of directors and management company are currently working on for the spring of 2022. These ideas are intended to help educate residents further on the topic of landscaping. Please stay watchful for any notices or newsletters coming your way. Information will be provided once we have confirmed further details of this upcoming spring's discount tree opportunity and potential education event. The HOA board is actively discussing updated discounts with Fannin Tree Farm and we hope to provide that information soon. We hope this announcement has provided some clarity for our community.

Thank you for your time and efforts in beautifying our community,

*Northpointe Crossing Board of Directors
Northpointe Architectural Control Committee
Associa HOA Management Team*

Calloway's Timely Tips for Gardeners is on the next pages

CALLOWAY'S NURSERY®

Monthly Lawn & Garden Checklist

January

- Prune trees and roses
- Prepare garden and flowerbeds
- Spray Bonide All Seasons Spray Oil for scale on camellias, hollies and euonymus
- Plant fruit trees and berries with Calloway's Premium Tree & Shrub Garden Soil
- Plant onion slips and potatoes
- Plant vegetables like tomatoes/peppers through March
- Plant herbs
- Protect tender plants from hard freezes with Frost Cloth
- Decorate with indoor plants

February

- Apply weed pre-emergent as recommended
- Use Bonide Crabgrass & Weed Preventer with Dimension for grassy and broadleaf weeds or Bonide Weed Beater Complete Pre-emergent Granules for pre & post control
- Plant or transplant trees and shrubs
- Spray dandelions (a broadleaf weed) with Bonide Weed Beater Southern or Bonide Ultra Weed Beater
- Plant herbs through March

March

- For new lawns apply:
Calloway's Premium Lawn Food 21-5-10
- For mature lawns apply:
Calloway's Premium Phosphorus Free Lawn Food 21-0-0
- Apply Turf Mender to revive the soil
- Spray visible weeds with Bonide Weed Beater Southern
- Plant annual & perennial spring flowers with Calloway's Flowerbed Garden Soil then fertilize with Calloway's Premium Flower Food
- Purchase caladium bulbs
- Amend vegetable beds with Calloway's Organic Garden Compost
- Replant containers with seasonal color using Calloway's Premium Container Potting Soil

April

- Plant spring bulbs
- Plant caladium and elephant ear bulbs after the 15th
- Feed trees and shrubs with Calloway's Premium Tree & Shrub Food
- Watch for fungus and brown patch; apply Bonide Infuse Spray or Granules as needed
- Prune and fertilize shrubs with Calloway's Premium Flowering Shrub Food after they bloom
- Apply Bonide Weed Beater Southern or Bonide Ultra Weed Beater to stop broadleaf weeds
- Plant spring annuals & perennials with Calloway's Flowerbed Garden Soil then fertilize with Calloway's Premium Flower Food

May

- Apply 2nd application of pre-emergent
- Apply 2nd application of lawn food
- Apply Turf Mender to revive the soil
- Apply Sedge Ender for nutsedge
- Spray established weeds with Bonide Weed Beater Southern or Bonide Ultra Weed Beater
- Time to plant summer flowering, heat loving tropical plants

June

- Watch for scale and aphids on crapemyrtles, use Bonide Systemic Insect Killer
- Treat webworms on trees & shrubs with Monterey B.t. Spray
- Apply Bonide Infuse or Granules to stop lawn fungus
- Treat insect problems on lawns or ornamentals with Bonide Eight Insect Control
- Control fire ants with Amdro or Fertilome Fire Ant Killer
- Watch for June bugs (adult grub worms) see July
- Apply Natural Cedar Warrior to repel mosquitoes

July

- Mid-month treat for grubs with Bayer 24hr Grub Control or Bonide Eight Insect Control
- Feed trees and shrubs with Calloway's Premium Tree & Shrub Food
- Water pots and hanging baskets daily
- Water lawns, 1" per week, best done in early mornings
- Apply Natural Cedar Warrior to repel mosquitoes
- Plant tomatoes

August

- Treat insect problems with Bonide Eight Insect Control
- Water pots and hanging baskets daily
- Water lawns, 1" per week, best done in early mornings

September

- Use Bonide Crabgrass & Weed Preventer with Dimension for grassy and broadleaf weeds or Bonide Weed Beater Complete Pre-emergent Granules for pre & post control
- For new lawns apply:
Calloway's Premium Lawn Food 21-5-10
- For mature lawns apply:
Calloway's Premium Phosphorus Free Lawn Food 21-0-0
- Apply Turf Mender to revive the soil
- Plant fall flowers with Calloway's Flowerbed Garden Soil then fertilize with Calloway's Premium Flower Food
- Watch for fungus in lawns and, if necessary, treat with Bonide Infuse Spray or Granules
- Plant fall asters, mums, petunias, and marigolds
- Refresh landscape and containers with pansies

October

- Purchase spring bulbs. Tulips and hyacinths must pre chill for 45 days in refrigeration
- Plant pansies & cyclamen with Calloway's Premium Flowerbed Garden Soil then fertilize with Calloway's Premium Flower Food
- Add pumpkins and gourds for fall color

November

- Time to plant wildflower seeds
- Plant pansies, flowering cabbage & kale, violas & cyclamen using Calloway's Premium Flowerbed Garden Soil then fertilize with Calloway's Premium Flower Food

December

- Plant tulips and hyacinths with Calloway's Premium Flowerbed Garden Soil and use Espoma Bone Meal to provide nutrients
- Prune trees
- Provide food and water for the area's wintering birds
- Christmas trees and poinsettias make the season bright

ALLOWAY'S NURSERY

Monthly Lawn & Garden Organic Checklist

January

- Fertilize pansies with Calloway's Natural Lawn & Garden Food
- Plant vegetables like tomatoes/peppers through March
- Plant herbs
- Spray Bonide All Seasons Oil Spray to control scale insects, if needed
- Prune evergreen trees and shrubs
- Decorate with indoor plants

February

- Use Corn Gluten Granules to deter weeds from germinating in the lawn
- Plant trees and shrubs using Calloway's Premium Tree & Shrub Garden Soil
- Apply Lava Sand to beds
- Prune peach and plum trees
- Plant herbs through March

March

- Fertilize all planting areas if not done in February
- Mulch all bare soil with Calloway's Premium Organic Hardwood or Cedar Mulch
- Amend vegetable beds with Calloway's Organic Garden Compost
- Apply Turf Mender to revive the soil
- Fertilize lawn with Calloway's Natural Lawn & Garden Food
- Replant containers with seasonal color

April

- Apply Calloway's Natural Lawn & Garden Food to vegetables
- Release beneficial insects like ladybugs or praying mantis
- Leave foliage of daffodils to recharge the bulbs
- Spray Bonide Neem on roses
- Treat chlorotic plants with Green Sand

May

- Apply Calloway's Natural Lawn & Garden Food, Molasses and Green Sand
- Release beneficial insects like ladybugs or praying mantis
- Use Monterey B.t. Spray for bagworms
- Prune spring blooming shrubs
- Time to plant summer flowering, heat loving tropical plants

June

- Apply Calloway's Natural Lawn & Garden Food, Molasses, & Green Sand at the first of month if not applied in May
- Apply Horticulture Corn Meal for fungus problems as needed
- Control webworms with Monterey B.t. Spray or Bonide Captain Jack's (Spinosad)
- Control snails, slugs and pill bugs with Monterey Sluggo Plus Snail & Slug Control

June Continued

- Deadhead spent blooms
- Apply Natural Cedar Warrior to repel mosquitoes

July

- Use Diatomaceous Earth to control crawling insects
- Mulch flowerbeds and trees to conserve moisture
- Apply Molasses and Green Sand once to the lawn and beds
- Plant tomatoes

August

- Water pots and hanging baskets daily
- Water lawns, 1" per week, best done in early mornings
- Mulch flowerbeds and trees to conserve moisture with Calloway's Premium Organic Hardwood or Cedar Mulch

September

- Apply Liquid Fish & Seaweed twice this month
- Apply Calloway's Natural Lawn & Garden Food
- Apply Turf Mender to revive the soil
- Use Corn Gluten Granules to deter weed seeds from germinating in the lawn
- Apply Molasses and Green Sand
- Refresh landscape and containers with pansies

October

- Use Corn Gluten Granules to deter weed seeds from germinating in the lawn
- Rake and remove leaves on your lawn
- Apply Lava Sand
- Plant trees and shrubs
- Divide summer blooming perennials
- Use Espoma Blood Meal to fertilize pansies
- Add pumpkins and gourds for fall color
- Beautify with cyclamen

November

- Fertilize bulbs, annuals, and perennials with Calloway's Natural Lawn & Garden Food
- Mulch for winter protection with Calloway's Premium Organic Hardwood or Cedar Mulch
- Plant winter annual color

December

- Plant spring bulbs (tulips and hyacinths) using Espoma Bone Meal to provide nutrients
- Fertilize indoor plants once during winter
- Water any dry areas to help protect against cold injury
- Provide food and water for the area's wintering birds
- Christmas trees and poinsettias make the season bright