

# **Tiffany Park HOA Newsletter Spring 2021**

## ***Recovering from the Deep Freeze***

Even though we may have covered our plants and shrubs prior to the hard freeze of several days, you probably are seeing a lot of brown and dead branches. At this point, approaching mid-April, branches in this state will not recover. First step, cut back the brittle dead wood to a point where the branches look survivable. Let the bush recover another couple of weeks; hopefully you will see sprouts. It might be advisable to cut the shrub all the way back to near ground level. The recovery will be slow, but the warm weather and proper watering may well bring the plant back to life.

In the end, you may have lost some of your favorite plants and shrubs, and have no option but replacing them.

## ***RNC District Designation Gives Our Neighborhood Protection***

In 2012, the board decided to seek for our Tiffany Park homeowners the designation of a Residential Neighborhood Conservation District. To become a RNC District required the notarized signatures of at least 66 percent of our homeowners. The City of Bryan created Ordinance #1585 (the RNC) in 2006 to protect neighborhoods which adopted it. While our CC&Rs restrict the number of unrelated individuals living in a single-family



household to no more than TWO, having the same restriction from the City of Bryan affords our neighborhood greater legal protection. You may be aware that the City of College Station has been in a hotly debated dialogue regarding how many unrelated people should be allowed to live in a single-family home.

Many long-established single-family neighborhoods have seen the character of their neighborhoods destroyed by the widespread rentals to four, six, or eight or more college students in one dwelling. This has been happening for several years and is rapidly escalating. In addition, College Station is seeing teardowns of single-family homes to be replaced by housing units to accommodate up to eight residents. Because College Station did not see this as a problem until it has become too late to protect many neighborhoods, it has become a big problem. This has happened in Bryan as well, in neighborhoods not protected by the RNC ordinance. It should also be noted that neighborhoods without an active homeowners' association have a difficult chore when it comes to acquiring notarized signatures of at least 66 percent of owners. Maintaining the high standards of our neighborhood by the diligent observance of our CC&Rs will insure the current and future desirability of Tiffany Park to prospective home buyers while giving us, as owners and residents, the joy and pride of living in Tiffany Park.

## ***Yard of the Month Awards begin in May***

It's always difficult choosing Yard of Month awards—there are so many handsome yards in all three sections of Tiffany Park. Photos of the winning yards will be posted on our web site.

## ***Changes Need Approval***

The Tiffany Park Covenants, Conditions and Restrictions (CC&Rs) require approval by the board's Architectural Control Committee for new construction or any additions to structures visible from the street, including fences, storage buildings or color change to a home. It is so much better—and easier on everyone-- to get approval before construction, versus the possibility of re-doing the project or going through litigation.

## ***Thanks for Being a Tiffany Park***

### ***Good Neighbor***

Please follow these basic guidelines for being a good neighbor:

- Trash bins should be placed on the curb no earlier than Tuesday before the Wednesday pick up. And prior to pick up, trash bins should be out of sight from the street.
- Heavy Trash items are picked up on Friday, and should be placed on the curb no earlier than Wednesday.
- All vehicles should be parked in the driveway, especially at night when cars on the street pose a danger.
- For safety and appearance, garage doors should remain closed when possible.

# **Tiffanyparkhoa.org**

Our HOA website contains useful information for homeowners, including the Covenants, Conditions and Restrictions and ***our new, updated one-page summary of the CC&Rs and our Fence Guidelines.***

## ***Tiffany Park HOA Board of Directors***

(As of January 2021)

President – Gene Nelson  
4010 Park Hurst

Vice President/Violations – Eleanor Ford  
4740 Tiffany Park Circle

Treasurer – Denise Maggard  
4912 Park Hampton Drive

Secretary – Julie Villarreal  
4905 Park Land Drive

Communications/Website – Roger Widmeyer  
3200 Woodcrest Drive

Landscaping VP – Beth Goidel  
4000 Park Hurst

Landscaping – Dennis Hoffman  
4703 Tiffany Park Circle

Roger Norton—Board-Member-at-Large  
3617 Dawn Court

## **BHHS Caliber Management Contacts**

**[www.bhhscaliber.com](http://www.bhhscaliber.com)**

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