

# Tiffany Park HOA Newsletter

## Fall 2023/Winter 2024

### Mark your calendar:

Tiffany Park HOA Annual Meeting,  
January 16, 7 P.M. at Bowen  
Elementary School

*Door prizes, dessert pastries*

All Tiffany Park residents are cordially invited to attend our annual HOA Annual Meeting, Tuesday evening, January 16 at 7 PM, at the Bowen Elementary School. Topics to be discussed include an update of our HOA budget, issues involving safety and neighborhood integrity, and election of board members. Most importantly, it is your opportunity to voice thoughts and concerns about our HOA, as well as meet neighbors and the HOA board members.

The HOA Board is seeking new members, which will bring us to the full board membership of nine. Board meetings are held quarterly, often by ZOOM, and the time commitment is quite minimal. Interested? Send an email to [hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com).

### ***“It’s a Beautiful Day in the Neighborhood!”***

To borrow the words of the song of the iconic Mr. Rogers when opening his daily children’s program which aired for many years, we might use the same words when reflecting upon our neighborhood. We can be thankful for our HOA, which provides us with guidelines to observe.



Compliance with our CC&R's shows respect for our fellow residents, and for our property values in this very desirable and convenient neighborhood, which also happens to be protected as a City of Bryan Neighborhood Conservation district. This designation allows no more than two unrelated individuals to reside in a single-family home, thus protecting the residential character of our neighborhood.

All the CC&Rs and By-Laws can be found with a simple click on our website. Whenever you have a question, you should find the answer there. If not, call one of the board members or Berkshire Hathaway.

### ***Is Your House Number Visible?***

Around our neighborhood, we see inconsistencies in the location of house numbers, making them hard to find. Some are on mailboxes, some on garages, some by front door, and some painted on the curb.

First-responders may have GPS, but they will want to verify the house number. Suppose someone is walking by your house and sees smoke or someone experiencing chest pain. Will they be able to quickly find your house number to direct the emergency response? You might consider adding your house number on the curb. Check

Amazon, Lowes, or Home Depot for DIY kits.

### ***We Want to Hear from You***

Board members want to hear from you with any suggestions or concerns. Please hang on to this newsletter which has the board members listed. You can also access our website for all kinds of info about the neighborhood. This is your neighborhood, and your voices should be heard.

### ***Changes Need Approval***

The Tiffany Park Covenants, Conditions and Restrictions (CC&Rs) require approval by the HOA'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 for everyone – to get approval before construction, versus the possibility of re-doing the project.

### ***Tiffany Park Good Neighbors***

- 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. PLEASE do not block sidewalks.
- For safety and appearance, garage doors should remain closed when possible.

### ***Walkin' the Dog: Please! Pick up the Poop!***

If you are a responsible dog owner, you pick up the poop! If you are NOT a responsible dog owner, well then you should watch where you walk.

### ***Tiffanyparkhoa.org***

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

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

(As of December 2023)

President - Gene Nelson  
4010 Park Hurst

VP/Administration - Eleanor Ford  
4740 Tiffany Park Circle

Treasurer - Marilyn Thompson  
4737 Tiffany Park Circle

Secretary - Julie Villarreal  
4905 Park Land Drive

Communications - Roger Widmeyer  
3200 Woodcrest Drive

Beth Goidel - Board-Member-at-Large  
4000 Park Hurst

Landscaping - Dennis Hoffman  
4703 Tiffany Park Circle

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

### **BHHS Caliber Management Contacts**

**[www.bhhs caliber.com](http://www.bhhs caliber.com)**

Sharon Hauke, 979-703-1819