

# Tiffany Park HOA Newsletter

## Fall 2022/Winter 2023

### ***Mark your Calendar—Annual Meeting Jan. 17, 2023, 7 p.m.***

It has been two years since our last in-person, face-to-face HOA annual meeting, and the Tiffany Park HOA board cordially and enthusiastically invites all Tiffany Park residents to our **Jan. 17, 2023, 7 p.m., meeting at the Bowen Elementary School**. This is our chance to meet and greet each other and get updates on activities from the board as well as offer ideas and feedback.

It is also **residents' opportunity to elect board members**; this year there are five positions up for election. Residents will receive nomination forms in the mail prior to the meeting. The board's major responsibility is ensuring the Tiffany Park Covenants, Conditions and Restrictions (CC&Rs) are respected and adhered to. The board also oversees the budget, arranges for landscaping services in the common areas, manages the web site and responds to homeowners' issues and concerns.

Mark your calendar for our annual meeting, Jan. 17, 2023, 7 p.m., at the Bowen School.

### ***Annual Maintenance Fee Increase for 2023***

Inflation is also affecting the budget for our HOA. At the November meeting of the Board of Directors, the year-to-date financial statements were reviewed, and we are expecting a deficit of income compared to expenses at the end of 2022. Budget projections for 2023 also show an increase in expenses. Based on this analysis, the Directors made and passed a motion to increase

the annual fee for maintenance from \$135 to \$145 beginning January 2023.



This increase is needed to help cover the 2022 deficit and to meet increased 2023 expenditures to replace plantings lost to the heat and drought, legal expenses for policy changes due to new State laws, cover inflation in other expenses, and enhance reserves for unanticipated expenses. According to the CC&Rs, the Board has authority to increase the annual assessment up to ten percent above the previous year's assessment without a vote of the membership. If you have questions, please address them to the Board at [HOA@bhscaliber.com](mailto:HOA@bhscaliber.com).

### ***Tiffany Park is a Neighborhood Conservation District***

The City of Bryan **Residential Neighborhood Conservation District (RNCD)** is a residential zoning classification intended for low-density neighborhoods. These districts are meant to preserve, protect and enhance the character of established residential Bryan neighborhoods. In RNCDs, only two individuals that are not related to each other (by blood, marriage or adoption) can legally live in a single-family dwelling. Essentially, the RNCD designation prevents groups of people from inhabiting a single dwelling.

The Tiffany Park RNCD project was completed in 2012, and it took a lot

of leg work by several dedicated board members. Sixty-six percent of households had to agree to the **(OVER)** designation. Board member Eleanor Ford reflects on the effort: “It was summer, and hot. Several of us went door-to-door, with a notary, and if there were two names on the deed, both had to sign the petition.” The petition was approved by the Bryan Planning and Zoning Commission and then by City Council.

### ***Holiday Lights Judging 2<sup>nd</sup> week of Dec.***

The HOA Landscaping Committee has the difficult task of selecting just three of dozens of wonderfully decorated homes in Tiffany Park, truly a winter wonderland of lights. Winners will receive a gift card to Home Depot or Lowe’s. Thanks to all for your festive efforts!

### ***Let’s Stay in Touch***

Periodically, the HOA Board or BHHS Caliber may send out special notices via e-mail or U.S. mail to residents. Do we have your current e-mail and phone number?

If you are not sure, take a moment to update us and send your e-mail address to [hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com) .

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

Good neighbors follow these guidelines:

-**Trash bins** should be placed on the curb no earlier than Tuesday before the Wednesday 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 Thursday.

-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.

The Board of Directors commends our neighbors who faithfully comply with the CC&Rs, showing their obvious pride in our neighborhood and their interest in making it aesthetically pleasing, which enhances the value and desirability to prospective buyers.

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

Our HOA website contains useful information, including the Covenants, Conditions and Restrictions and guidelines for the Architectural Control Committee and Community Cooperation Committee.

### ***Tiffany Park HOA Board of Directors (as of Jan 2022)***

President – Gene Nelson  
4010 Park Hurst

Vice Pres./Administration – Eleanor Ford  
4740 Tiffany Park Circle

Secretary – Julie Villarreal  
4905 Park Land Drive

Treasurer –Marilyn Thompson  
4737 Tiffany Park Circle

Communications/Website – Roger Widmeyer  
3200 Woodcrest Drive

Landscaping VP – Beth Goidel  
4000 Park Hurst

Board-Member-at-Large – Dennis Hoffman  
4703 Tiffany Park Circle

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

### **BHHS Caliber Management Contacts**

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

[hoa@bhhs caliber.com](mailto:hoa@bhhs caliber.com)

Suzan Reed; 979-703-1819

Briley Blackshear; 979-703-1819  
The Board meets at 7 p.m. the third Monday  
of February, May, August and November.  
Email [hoa@bhscaliber.com](mailto:hoa@bhscaliber.com) for more  
information.