

# Neighbors for Neighbors Community Club Newsletter

Volume 4 Issue 3

The Newsletter for the Harbor Point Community

MARCH 2017



## NEIGHBORS UPDATE

Our Neighbors Nite Out Dinner on 2-9 at the Farmhouse in Onalaska.. You can't go to the Farmhouse without going out on the deck to watch the turtles. "It was an excellent turn out, around 30 were there.

NFNCC will be selling our new park benches for \$150.00 each. They will be specially made for you and will be placed anywhere in the 2 parks. Your choice— Painted or teak oil, Engraved or not. Just email one of us or contract a NFNCC Member.

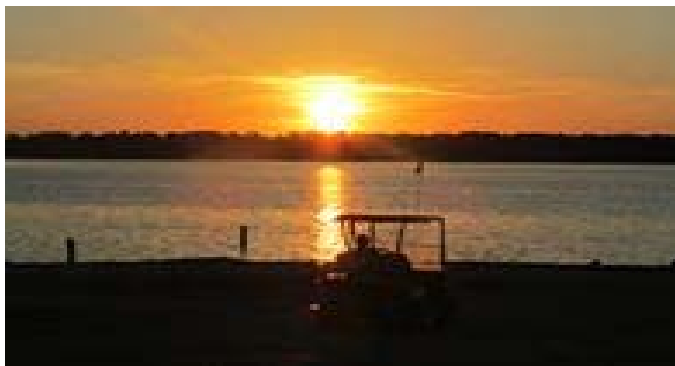


**3- 12 Daylight savings** begins. Spring your clocks forward Saturday night.

**3-18 HPPOA** meeting at 10am in Clubhouse  
FISHFRY to follow at 5pm

**When Harbor Point has property available to auction off**, the Constable auctions off property at the **Groveton Courthouse**. The Auction takes place on the left side of the **Groveton Courthouse** steps at 10am, on the 1<sup>st</sup> Tuesday of each month. The bidding usually starts at \$1000.00 or more. You still need to check on the past due taxes that are due on the property you are bidding on. This is a **CASH** sale only- no checks or credit cards. Check with Charlotte Vice for more information.

**On March 7, 2017 10am**, property H-106 and B124 will go up for auction.



We have the most beautiful sunsets  
in the world

Everyone is Irish  
on St. Patty's Day!

Newsletter e-mails  
[billieh426@aol.com](mailto:billieh426@aol.com)  
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[kay2culpepper@yahoo.com](mailto:kay2culpepper@yahoo.com)  
[jharris18289@sbcglobal.net](mailto:jharris18289@sbcglobal.net)

We would like to hear from you



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## HAPPY BIRTHDAY



## EVERYONE

## OFFICE TIDBITS

By Lisa Risler Office Manager

The office has reduced their hours for the winter. Office hours are from 10 a.m. to 2 p.m. Tuesday through Saturdays. It will be closed all Mondays until further notice.

Welcome Carolyn Smith to our office staff.

E-mail address: [hppoa@windstream.net](mailto:hppoa@windstream.net)

April billings will be sent out Mid-March and you have until April 30th to pay it and not receive any late fees. We appreciate those of you who pay quickly!

If you sell a lot in here, let the office know. We don't know from the county, so you or the new owner MUST come in here to get it straight so the former owner does not get billed for property no longer theirs. (or yours!)

The Gate phone number is 936-594-2099  
"Lost and Found" is located at the HP gate"

Harbor Point is a deeded community, which you should be aware of when you purchase property here. Those rules are enforced by the Harbor Point Property Owners Association (HPPOA). If you are a property owner, you are part of HPPOA. As a group we elect board members to run the HPPOA.

The Second HPPOA meeting of the year is  
Saturday, March 18th at 10am.

We try to keep lots of puzzles and books available to borrow. But PLEASE return the books and puzzles so others can enjoy them.

Deed Restrictions are available anytime at the office. That way people know what they can and cannot do on their property.

Have a GREAT day!  
We have a beautiful neighborhood here.  
Thanks all, *Lisa*



March is the beginning of the NFCC fiscal year.

Please come join us or just check out the meeting on March 7th. This is a great time to join. Dues are \$10 for the year (and another \$10 if you want a t-shirt). We will be discussing future Fundraisers, raffles, and Easter Bakesale.

Hope to see you there.

Newsletter e-mails

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## HPPOA Board of Directors

### Eligibility:

Must be a property owner in **Harbor Point**  
No deed violations, outstanding fines or fees  
Under Texas Law - No felony conviction.

### General Duties:

Manage the business affairs of the **Harbor Point Property Association** mandated by the governing by-laws, deed restrictions and Texas State Law including but not limited to:

- a. Set rules governing the use of common areas, recreational facilities, architectural control matters, and guidelines of conduct for members and their guests and enforce such matters as necessary.
- b. Solicit bids and approve contracts for maintenance of common areas, roads and facilities.
- c. Hire/fire and supervise personnel employed by the Association.
- d. To exercise for the Association, all powers, duties and authority not specifically reserved for the membership or limited by the by-law and/or deed restrictions.

### Board Composition:

The current **Board of Directors** is comprised of five members elected for a staggered three year term so that no more than two director positions are open at any one time. Board members are elected for Director positions only and not for a specific title or position within the Board.

- a. The **HPPOA** President is determined by the a vote of the Board in May of each year following the Annual Meeting of the Association.
- b. Supervision of the security gate and it's personnel is the responsibility of one of the Directors,
- c. General day to day operations and supervision of office and maintenance personnel is normally handled by the President of the Association.
- d. Architectural review and approvals are handled by individual directors by section ie: Sections A & B, C & D, F & H and G & I. The full Board may also rule on such items upon request of a property owner or the Director involved.

### General comments and personal observations:

- a. The fiduciary responsibility is the highest priority of a Board member, The Board does not nor intend to be frivolous in its allocation of Association finances.

b. Due diligence in the application of the rules and guidelines as they apply to all matters are handled fairly and uniformly, We are, after all human and occasionally when errors occur every effort is made to correct such error in a fair and reasonable manner.

c. Know the **Harbor Point** complex, especially the sections for which you are responsible. Drive around on a regular basis and look just not see, Be aware of what is going on,

d, **Listen!** To your neighbors, other Board members and employees. There are good ideas floating around out there, The "No" position is not always the way to approach things.

e, Other than the President and Gate supervisor positions, a Board position is not overly time consuming. It does occasionally interfere with your personal life but not to the point of being intrusive.

*Bill Fitzgerald*

<u>DIRECTOR</u>	<u>SECTIONS</u>
Larry Mahler	President
Tony Santa Cruz	A&B 5-2018
Laura Riddle	D&E 5-2018
Bill Fitzgerald	F&H 5-2019
Alice Lankford	G&I 5-2018



The Second **HPPOA** meeting of the year is **Saturday, March 18th at 10am**. You must submit in writing a request to be considered for a Director's position no later than March 18.

Election will take place at **HPPOA** May meeting

**THEN COME BACK**  
**AT 5pm FOR**  
**FISH FRY**  
**FUNDRAISER**  
\$7.00 a plate

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## HARBOR POINT GOLF CART RULES

1. Golf Cart owner agrees to release Harbor Point Property Owners Assn. and its Board Members of any liability caused by a golf cart or to a golf cart from any HPPOA facility.
2. There will be no alcoholic beverages on golf carts.
3. Commercial manufactured golf carts only. (no home-built)
  - a. Gas powered (4 cycle) or electric golf carts allowed.
    1. Gas powered golf carts must be maintained to factory specifications and NO modifications to engine or muffler system; no fuel or oil leaks.
    2. Maximum speed will be 20 mph.
4. All golf carts must be of four- wheeled style.
5. Only golf carts equipped with both front and rear lights may be operated after dark.
6. All cart owners are required to follow all rules pertaining to any other type motor vehicle and have a valid driver's license. In order to operate carts on our streets, children under 16 must be accompanied by licensed driver in front seat. Children with Learner's Permit must have licensed driver in front seat.
7. A flag on a 6-foot pole must be mounted on the rear of each golf cart.
8. All carts require a unique sticker (no longer the same as for our motor vehicles). The fee of \$5.00 will be charged twice a year for each golf cart, and due at the same time as property dues. Valid sticker is purple or red. You must also use the numbered stickers given by the office when you register your golf cart on the vehicle either on the bottom of the windshield or a conspicuous place on the body of the cart. You keep that number as long as you have that golf cart and it is in running condition.
9. Please notify the office if you sell/destroy/remove the golf cart from Harbor Point so that we do not continue to bill you.
10. All of the above rules will be enforced, and a signed copy will be put in a permanent file.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Lot# \_\_\_\_\_ Cart# \_\_\_\_\_



We were excited to see our favorite local pro golfer in a tie for the lead of the HONDA CLASSIC golf tournament at 9 under par after two rounds. Though Ryan faltered in the final two rounds and finished tied or 9th place, we support Ryan and his wife Jennifer and wish them both a bright and successful future. Rickie Fowler won the tournament and collected \$1,352,000 for his effort. That ain't HAY! The HOUSTON ROCKETS are having a great season. Their record is 42-18 which is the 2nd best record in franchise history. The ROCKETS are only 3 points behind GOLDEN STATE for the NBA scoring lead. James (THE BEARD) Harden has 37 games with more than 20 points scored and 10 assists. That is the most since Magic Johnson had 41 games with 20 points scored and 10 assists in the LAKERS 1988-89 season. Those ROCKETS seem to definitely be on the launch pad. Maybe they'll kick in their after-burner and take off from here. GO ROCKETS!! There were multiple accidents in this year's running of NASCAR's Daytona 500. Dale Earnhart, Jr. #88 was involved in a bad accident mid-way through the race and was forced to exit the race. Fortunately, he claimed he was not injured. The winner of the race was Kurt Busch who drives for the Stewart-Hass Racing team which is co-owned by Tony Stewart. Tony ran the race 17 times and never won it. Of course, he is very proud of Kurt Busch. Rumors are that Tony Romo might possibly be on the HOUSTON TEXAN roster this season. Football teams can be very strange animals. What will be will be! Good luck to the TEXANS!

That's all for now from your friendly neighbor

**Tony (WHO DAT) Lemoine.**

**Yall have a good one now, ya hear!**



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## Morris appreciates your help

This is a good time of the year for the Deer ever thing is green. They start to eat our gardens and plants. **Morris** appreciates that the **Harbor Point Community** continues support of the deer feeding program with can donations and deer feed contributions. He is still collecting cans that you leave in the various can receptacles around the neighborhood. Thanks to everyone who gave **Morris** contributions.

Please keep the cash,  
cans & corn coming



Happy St. Patrick's Day!!!

## FISHIN REPORT



But lost it on Bil and Kays porch !!!!  
(picture by Keith Brown)



2 magnificent bald eagles who left Kay and Bil Culpepper a freshly fileted catfish on the front porch.  
**Kay Culpepper**



And of course **Pop and Alice** are still fishing. Bil Culpepper fishes every day he can. Most of the fish are saved for Fundraisers.

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COMING UP

Neighbors for Neighbors  
Community Club

**EASTER**



**SATURDAY APRIL 15, 2017  
8am AT FRONT GATE**

**2017 FUNDRAISERS**

**Fish Fry**

**EASTER Bake Sale**

**More Fish Frys**

**ANY IDEAS LET US KNOW**

**NEXT FUNDRAISER**

**3-18 Fish Fry in  
Clubhouse at 5pm**

More fundraisers are needed to make projects happen.



We appreciate your participation in our Fundraisers!!!!



**NFNCC would like to invite  
you to join NFNCC.**



**AT Bake Sale**

**Tickets in Office \$1.00 or 6 for \$5.00**



If you had the Newsletter emailed, you could enjoy all the pictures in color.



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## Slow -Cooker

### Golden Chicken Pasta

Nonstick cooking spray, for coating the slow cooker

1 tablespoon olive oil

2 tablespoons unsalted butter

1 to 1 1/2 pounds assorted mushrooms, sliced

1 clove garlic, minced

1 cup vegetable broth

2 to 2 1/2 pounds boneless, skinless chicken breasts, cubed

Two 15-ounce cans golden mushroom soup

16 ounces chive and onion cream cheese

Two 0.7-ounce packages dry Italian dressing

Freshly ground black pepper

1 pound of your favorite pasta

Freshly grated Parmesan, for garnish

Chopped fresh parsley, for garnish

Turn a slow cooker to low and coat it with cooking spray.

Heat the oil and butter in a saute pan or skillet over medium

heat. Add the mushrooms and garlic. Increase the heat,

cooking them until all the liquid is evaporated and the

mushrooms are browned, working in batches if necessary.

Add the vegetable broth and cook until the liquid is somewhat

reduced. Set aside to cool slightly. Place the chicken,

mushroom soup, cream cheese, dressing mix, black pepper

and the mushroom mixture in the slow cooker and stir lightly

to disperse the ingredients. Cover and cook all day, about 8

hours. Just before serving: Cook the pasta according to the

package directions.

Serve the chicken with the pasta and garnish with the

Parmesan and parsley.

### Southwestern Cheese Dip

Ingredients

1 pound Mexican or plain process cheese (Velveeta), cubed

1 jar (8 ounces) process cheese spread

1 pound sliced bacon, cooked and crumbled

1 bunch green onions with tops, sliced

1 can (4 ounces) chopped green chilies

Assorted fresh vegetables or tortilla chips

Place cheeses in a 1-1/2-qt. microwave-safe bowl. Top

with bacon, onions and chilies. Microwave at 50%

power for 3-5 minutes or until cheese is melted, stirring

every minute. Serve with vegetables or chips. Yield: 3

cups.

### Grilled Chicken Tacos with Strawberry Salsa

4 boneless, skinless chicken breasts

1/4 cup extra-virgin olive oil

1/4 cup tequila

1 tablespoon chili powder

1 teaspoon ground cumin

2 limes

Kosher salt and freshly ground black pepper

1 quart strawberries, diced

1 medium red onion, very finely diced

1 red bell pepper, seeded and very finely diced

1 jalapeno, seeded and minced (include some seeds for spice)

1/2 bunch fresh cilantro, chopped

12 corn tortillas

Crumbled queso fresco or cotija cheese, for serving, optional

Put the chicken breasts in a resealable plastic bag and add the oil, tequila, chili powder, cumin, the grated zest of both limes and some salt and pepper. Seal the bag and squish it all together. Refrigerate for 30 minutes or up to 2 hours.

While the chicken is marinating, make the salsa. Put the strawberries in a bowl along with the onions, bell peppers, jalapenos and most of the cilantro, reserving some for garnish. Add some salt and the juice of 1 of the limes. Mix it all together, cover and refrigerate.

Heat a grill pan over medium-high heat. Remove the chicken from the bag, shaking off any excess marinade. Grill until the chicken is well browned and cooked through, 5 to 6 minutes per side. Remove and let rest on a plate. When just cool enough to handle, shred the chicken with a fork.

To serve: remove the salsa from the fridge, taste and adjust the seasoning with more salt or lime juice. Heat the tortillas over a flame or in a microwave and keep warm. Fill a tortilla with some of the shredded chicken and top with some salsa. Serve topped with extra cilantro and the cheese, if using. Cut some wedges from the remaining lime to serve on the side.

### Easy Buffalo Chicken Dip: All the flavors of Buffalo chicken wings in a warm dip.

Ingredients

1 package (8 ounces) cream cheese, softened

1 cup sour cream

1 package [Original Buffalo Wings Seasoning Mix](#)

1 1/2 cups chopped chicken

1/2 cup crumbled blue cheese

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## SERVICES

We will print services, and items for sale, at no charge

**Rules that apply:** 25-word minimum, e-mail the newsletter by the 20th of the month.

Anything deemed questionable by the editor will not be printed.

**Real estate for sale will not be printed** Please contact harborpointresort.com to advertise lots or homes for sale.



E.I.D. is a communication service know as

## Emergency Information Distribution

After You Join You Will Receive a Monthly

E-Mail Newsletter from NFNCC

Emergency Information will be

Text to your Cell Phone

Check the Website for Further Information

<http://www.harborpointresort.com/EID/>

## GOT A SLOW COMPUTER?

*"Get what's best for you,  
Not what's easiest for them!"*

Allen's PC Repair  
PH: 936-661-4814



YourComputerGuyTX.weebly.com

## HARBOR POINT

Property Owners Association

Office: 936.594.7853

Fax: 936.596.9959

24 Hour Gate:

936.594.2099

Office Hours:

10am to 2pm

Tues - Sat

E-Mail: [hppoa@windstream.net](mailto:hppoa@windstream.net)

122 Trinity Dr. Trinity, TX 75862

## Items they sell at the GUARD GATE

Everything is 50 cents

Except the chocolate bars which are 75 cents



Regular and Diet Cokes, Dr Pepper, Sprite Sunkist Orange Pepsi Bottled Water



Pay Day Bars Peanuts Chips Rice Krispie Treats Chocolate Candy Bars



Lonnie Watts  
(254)654-2996  
Trinity, Texas  
[wattsconst@yahoo.com](mailto:wattsconst@yahoo.com)

- Pads	- Tree Service	- Power Wash	
- Driveways	- Power Poles	- Tractor Work	- Retaining Walls
- Painting	- Roofing	- Portable Welding	- Mobile Home Hook-up
- Decks	- Lot Cleaning	- House Leveling	- Boat House Maintenance



## HOUSE CLEANING SERVICES

Call Tammy for appointment

Home: 936-594-2377

Cell: 281-450-0526

Currently Servicing Harbor Point Residents

