



2021 Turtlerock Board of Directors

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Clubhouse Rental – contact Daree Yancey.
Rental Fee: \$50.00 per day plus \$125.00 refundable deposit. Dues/account must be current.

Clubhouse rentals will resume June 1st.

Board Meetings:

2nd Thursday of the month at 5:30 pm at the clubhouse.
Dates and times are subject to change. Check our website, turtlerockpoa.org, for latest info.

Dues are \$140.00 a month. Dues are due on the 1st of the month. Payments received after the 10th of the month are assessed a \$10 late fee and \$20 admin fee.

Save the date. Fourth of July cookout Sunday July 4th.
Watch your email for further details

Your dues at work. From January 2020 through January 2021, we have repaired both north and south corners of Westgate alleyway (\$16,420); removed two trees plus extensive tree trimming (\$11,413); resurfaced all three pools (\$17,833); painted 14 townhomes (\$40,445) in addition to regular lawn, pool, and townhouse maintenance. Keeping Turtlerock looking good is the Association's goal. Your help as an owner or resident is appreciated.

The tennis courts are lined for both tennis and pickleball. Perhaps those who know how to play pickleball can organize lessons.

Parking: Even though our streets are public, we ask that if you must park on the street, please be considerate of your neighbors and park only in front of your house or common areas.

The Snapper Spring 2021

Turtlerock Homeowners Association
2627 Westchester Dr Arlington, TX 76015
Turtlerockpoa.org Helpline 817.860.5840
Turtlerockpoa@yahoo.com

Pets

According to the Arlington city ordinance, as a pet owner you required to pick up your pet's droppings and dispose of in the proper manner. If you see someone not in compliance say something. This is YOUR neighborhood, let's be proud of it.

Trash pickup

Reminder Tuesday is the pickup for trash and the recycle bin. **Please only put recycling items (listed on lid) in the recycle cart!** After pickup the recycle bin is to be put away out of sight within 24 hours. On Fridays only trash is picked up. The city ordinance states the trash is not to be put out before 7pm the evening before pickup. Code compliance will be monitoring more closely. We are asking all residents to help keep Turtlerock neat and clean.

Homeowners who lease your townhouse

If you lease your unit, it is imperative that you keep the Board informed when it is vacant and leased. Please provide a copy of the lease including all names and contact information for residents. We don't want to send notices to people who no longer live here.

For Everyone: please provide a copy of current declaration page of your insurance and every year upon renewal as required in Covenants & Restrictions.

All Homeowners

Please keep the Board advised of your current mailing address, phone number and email. Several mailouts have been returned as 'attempted – not known', emails have been returned and some phone numbers are not current. If you have been receiving mail with a forwarding address – we do not have your current address.

Shrubs:

We are waiting to see how many shrubs survived the February freeze. Many are coming back.

WiFi Hotspot:

Internet access is available in the pool area through a hotspot provided by Spectrum. To connect:

- 1 Enable WiFi on your wireless device
- 2 Go to Settings and select Spectrum WiFi
- 3 Sign in using your Spectrum My Account username and password. For as long as you are a Spectrum customer, you will have access to over 500 Spectrum hotspots around the country.

If you are not a Spectrum customer, you can sign in as a guest and have 30 minutes of access.

Texas Homestead Exemption:

- owned property on January 1st
- occupied property as their principal residence on January 1st
- homeowner or spouse have not claimed a residence homestead exemption on any other property

Texas Over 65 exemption:

- qualify if 65 years of age or older. Cannot claim a disability exemption if they claim Over 65 exemption
- homeowner may receive the Over 65 exemption immediately upon qualification of exemption by filing an application with the county appraisal district. Exemption is not automatic. Must apply before the first anniversary of their qualification date to receive exemption for that year.
- If they are surviving spouse of someone who received the Over 65 exemption, they can continue the exemption if they were 55 years old at the time of the spouse's death.

Please check the Texas Appraisal District Guide for Texas Disabled Person and Disabled Veteran Exemption qualifications.

Pool Attendants:

If you would like to be a pool attendant this year, please let us know. Pool attendants must be 21 or older and reside in Turtlerock. The dates this year are from Saturday May 29 through Labor Day, September 6th. The time slots are 5-9 pm Fridays, 1-5 and 5-9 pm on all Saturdays, Sundays and holidays. Duties include making sure everyone has a Turtlerock patch, homeowner is not on delinquent list, and a copy of the lease is on file for tenants. This information will be provided in a log book and maintained by a current board member. The pool attendant will handle patch, key and diaper sales

as needed, and will sign in each person who uses the pools. In addition, the pool attendant will keep the bathrooms neat, periodically skim pools for leaves as needed and will ensure pool rules are followed. We currently are paying \$8.00 per hour. Paychecks will be issued the 1st and 15th of the month. Please call the helpline at 817.860.5840 if you wish to be a pool attendant.

Pool and Tennis Court rules:

The pool and tennis court rules are attached. They are also posted on the bulletin board on the clubhouse patio. Please make sure everyone in your household knows the rules. When thunder is heard, everyone must vacate the pool and tennis court areas. There is absolutely no smoking or glass containers in the common area.

There is a trash barrel and a recycling cart by the pool gate. Use them to properly dispose of your trash.

Swim suit apparel:

The HOA has found it necessary to enforce the swim suit apparel rule. Non-swim wear material is causing the pools to have mechanical problems. Therefore, no street clothes including t-shirts and gym shorts will be allowed in the pools. We ask for your cooperation.

New Mailbox:

We will soon have a new mailbox. It will be on a post located along the fence above the slanted concrete slab on the north side of the clubhouse.