



**South Knoll Area
Public Meeting Series –
Meeting 2**

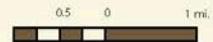
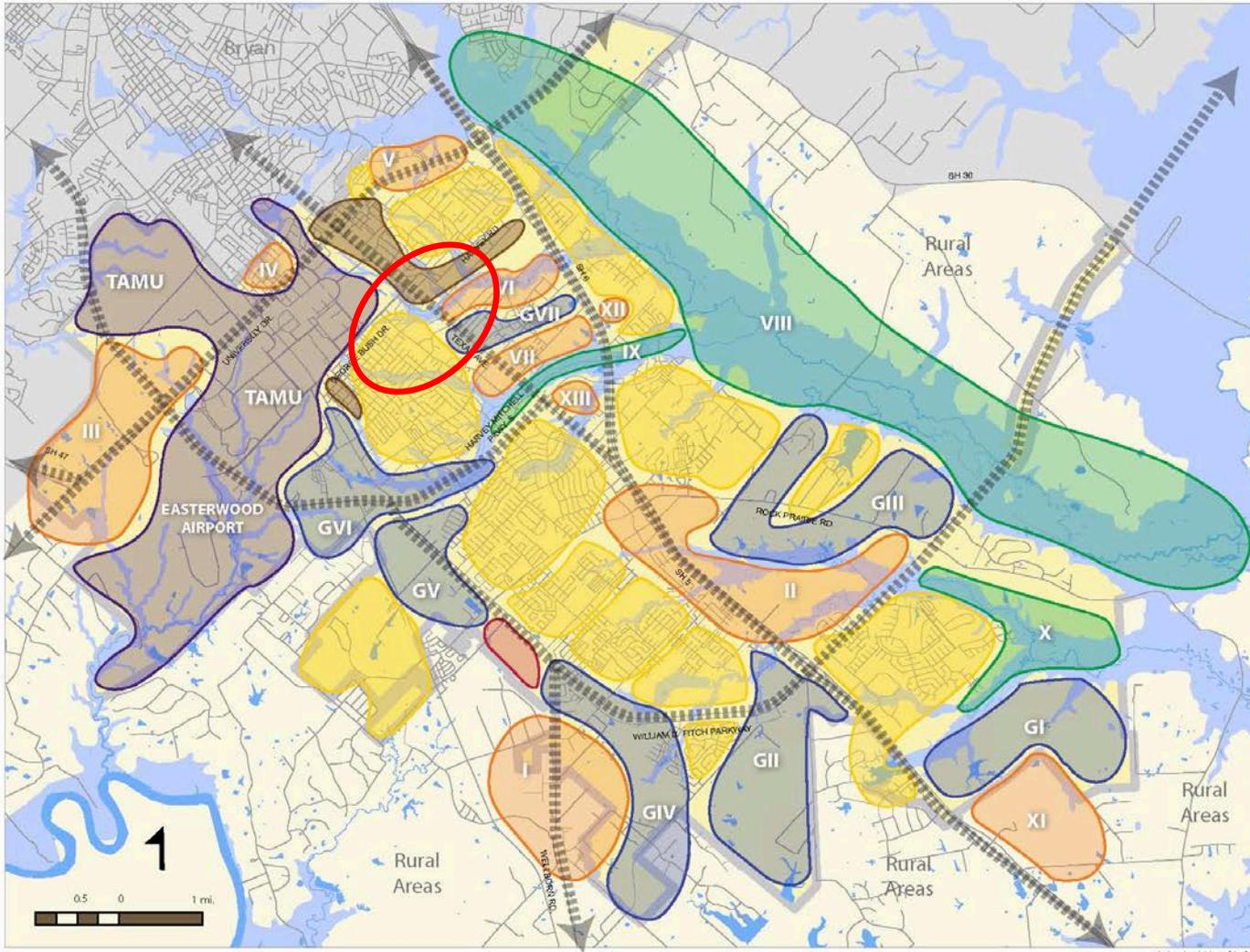
February 19, 2013

Map 2.1

Concept Map

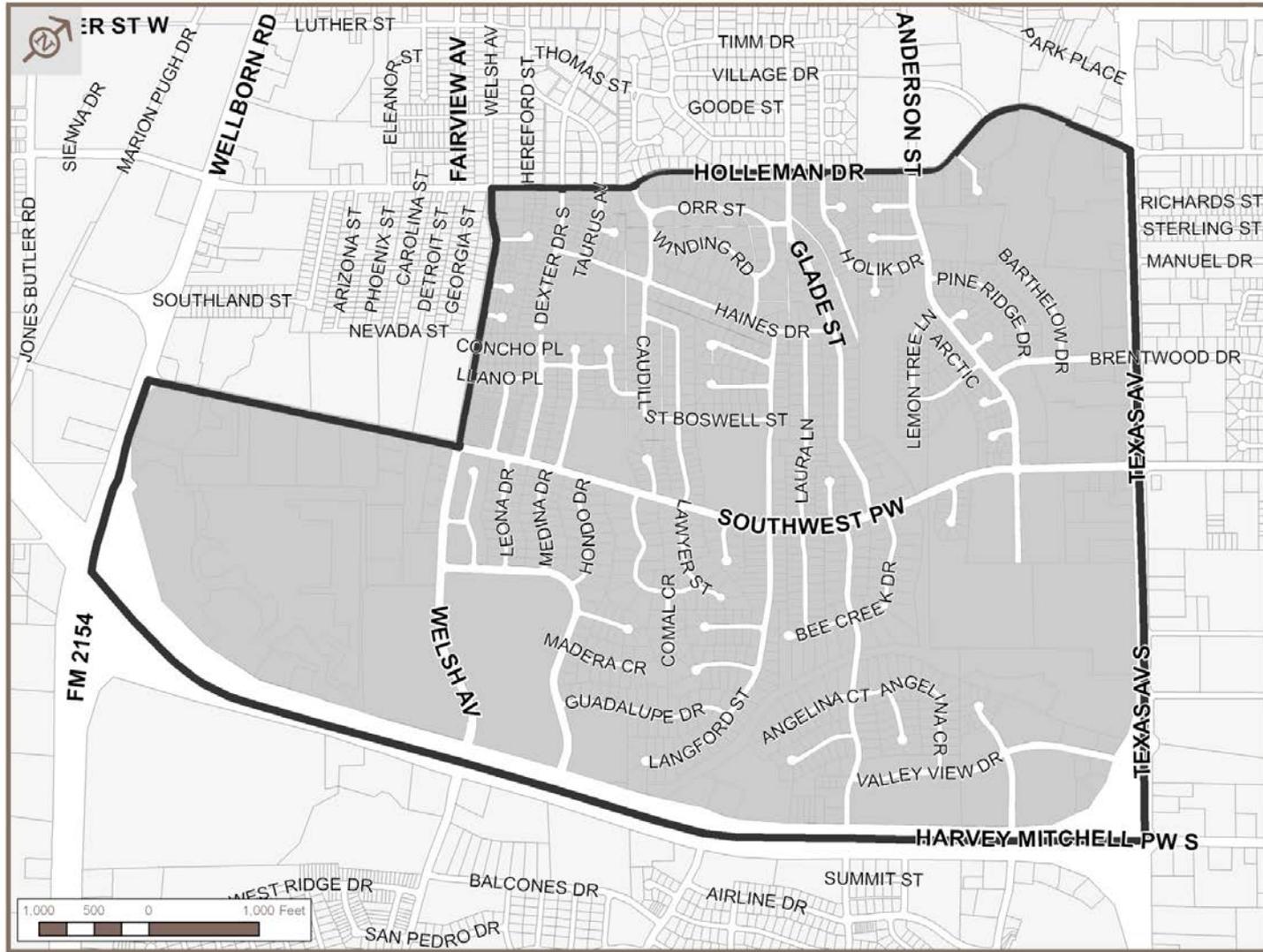
- Neighborhood Plans**
NEIGHBORHOODS & AREAS OF INFLUENCE
- District Plans**
WALKABLE, MIXED USE CENTERS WITH UNIQUE FOCUS
- Corridors**
IDENTIFY CORRIDORS OR NATURAL CORRIDORS
- Redevelopment Areas**
REQUIRE CITY INTERVENTION
- Rural Areas**
SURROUNDING CITY, ESTATE WITHIN CITY

-  Redevelopment Area
-  Neighborhood Planning Area
-  Growth Area
GI - GVII
-  Planning District/Corridor
 - I WELLSBORO COMMUNITY AREA
 - II SPRING CREEK DISTRICT
 - III PRESIDENTIAL CORRIDOR GATEWAY DISTRICT
 - IV NORTHGATE DISTRICT
 - V HOSPITALITY CORRIDOR
 - VI WOLF PEN CREEK DISTRICT
 - VII MUNICIPAL CENTER
 - XI SPEEDWAY DISTRICT
 - XII COLLEGE STATION SCIENCE PARK
 - XIII HARVEY MITCHELL DISTRICT
-  Natural Planning Corridor
 - VIII CARTER CREEK CORRIDOR
 - IX BEE CREEK CORRIDOR
 - X LICK CREEK CORRIDOR
-  Business Park
-  Texas A&M University
-  Floodplain



Adopted May 28, 2009

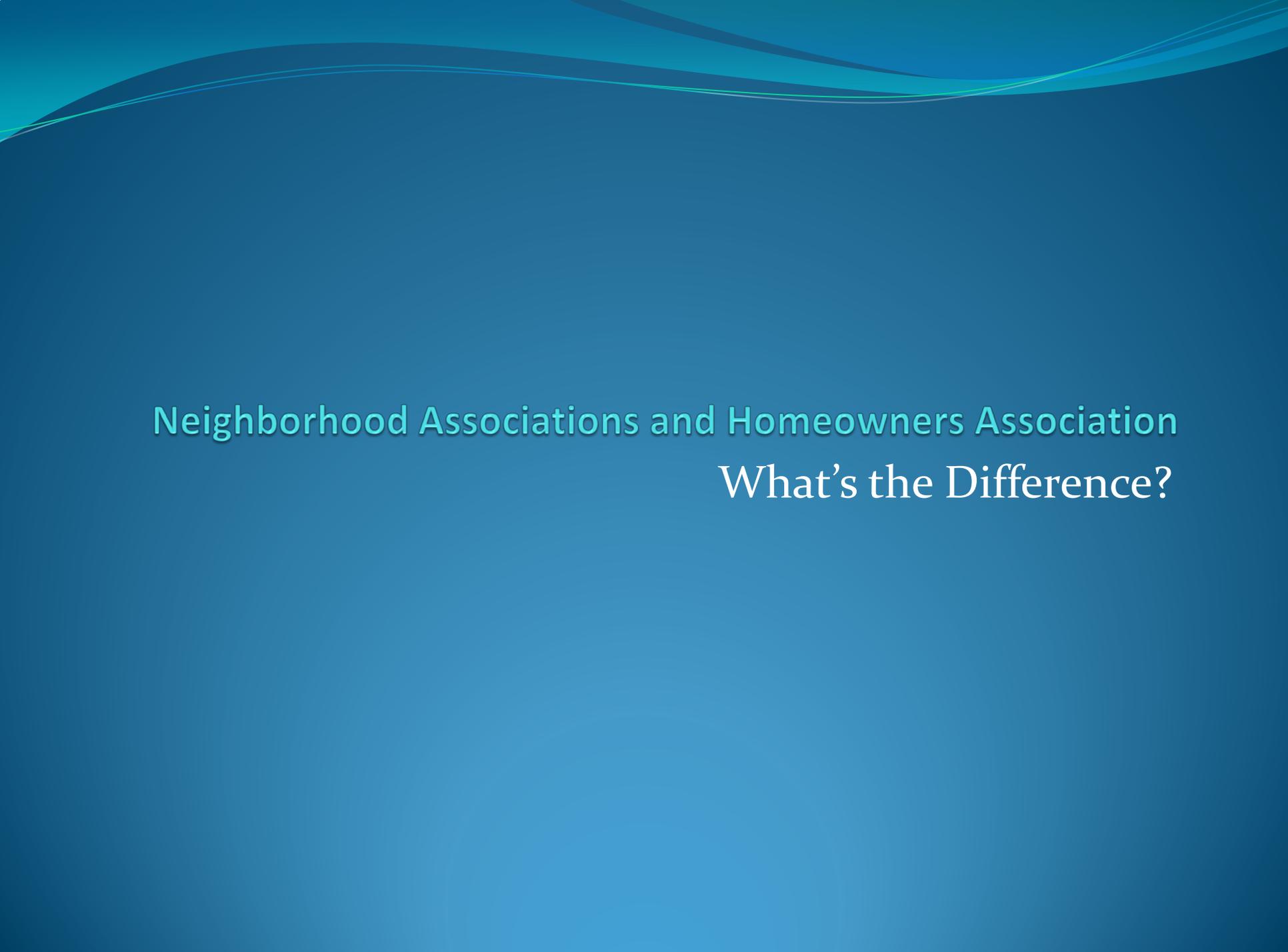




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Public Meeting Series



Neighborhood Associations and Homeowners Association What's the Difference?

What is a Neighborhood Association?

- A neighborhood associations is a voluntary organization of residents who work together to improve and maintain the quality of life in its neighborhood.
- Associations can form over a concern about an issue or as a means of enhancing the neighborhood and building a sense of community.

Features of Neighborhood Association

- Membership is open to all residents and property owners in the neighborhood, but participation is optional.
- Boundaries are established by the association.
- Dues are voluntary.
- There is no legal authority to enact or enforce maintenance or design requirements beyond those established by the City ordinance.
- The association can establish formal or informal bylaws to provide at least one general membership meeting annually and allow for the election of officers.

Features of an HOA

- HOAs are formal legal entities created to maintain common areas and enforce private deed restrictions and covenants. Cities do not enforce HOA deed restrictions.
- Most newer subdivisions have HOAs created when the development is built. Many older subdivisions were created with deed restrictions but without an HOA to enforce the restrictions.
- Membership is mandatory for all property owners within the development's boundaries.
- Dues are mandatory.
- HOAs have legal authority to enact and enforce maintenance and design standards in addition to those established by City ordinance.
- HOAs are corporations with formal by-laws , which has a governing board that is elected annually and in some case, bi-annually.

Reasons to starting a Neighborhood Association

- Increases community capital: timely exchange of information, events, relocations, births, deaths, etc.
- Increases political capital: notification of rezoning/redevelopment, and stake holder meeting participation opportunities.
- Increases social capital: identifies community needs, provides neighborhoods with networking opportunities, utilize the professional skills of neighbors.
- Reduces isolations by providing a support system
- Reduces crime: neighborhood association members often work with police to be the eyes and ears of the neighborhood. Also, many neighborhood associations are the start of neighborhood watch groups.

Reasons to start a Neighborhood Association

- Being organized makes it easier to deal with neighborhood issues rather than having to organize after an issues have been identified.
- Helps promote a sense of community and ownership in the neighborhood.
- Supplying a channel through which neighborhood goals can be met.
- Unity and communication that allows for a voice and influence into what happens in surrounding areas.
- Provide an effective communication link with the City government and other influential groups.
- Helping residents work together for the preservation and improvement of their neighborhood.
- Facilitating neighborhood social activities.

