

# Inwood North Strives For a More United Community

Our neighborhood is our home. It is a priority worthy of our time, our efforts, and our pride. This is the mission statement of the Inwood North community located on the north side of the greater Inwood area.

Inwood North grew from 234 homes in the original parcel of land in 1975, to its present number of 1947, despite the home market crash during its first decade. The average sales price of a home increased from \$61,757 in 1995 to \$63,412 in 1996. One hundred and six homes sold last year; today there are only 56 active listings. The sales price ratio to list price was .96 in 1995 and .97 in 1996. The secret to this success may be strict deed restriction enforcement by an active board of directors.

"I like that we have strict deed restriction enforcement since this is the difference between us and chaos. I'm glad we have an active board of directors," says Mrs. Stewart, a resident of the community.

The employment of a community management company helps with enforcement of the new Texas code for deed restriction implementation and enforcement. The management company surveys the area twice a month and reports violations of deed restrictions to Leon Sandles, Deed Restriction Committee Chairman. Sandles then tries to work with the homeowner to find a solution to the problem. With 19 percent of the homes owned by non-residents, Sandles' job is a big one.

The board plans to implement Chapter 204, Section .010, of the Texas Property Code to help set guidelines for all nine sections of the subdivision to become a united community.

All residents are required to contribute to the funding of the association. Over half of the 1996 budget was allotted to security and street lighting since Inwood North lies outside the city limits of Houston.

Security is provided by the Harris County Sheriffs Department under the direction of Freeman Burke, Patrol Service Committee Chairman. Burke also directs the maintenance of the recreation areas, two swimming pools, and parks.

Stephanie Morris, Chairman of the Landscaping Committee, oversaw the upgrading of landscaping in the common areas in 1996.

"The only thing Inwood North needs to make it a greater place to live is the participation of all its residents. The major concern is the apathy of many homeowners," says Delray Bruce, current president of the homeowners association.