

# Preserve at Pecan Creek News

## NEWS FROM THE LANDSCAPE COMMITTEE

We are now in the midst of the summer heat and, with very little rain, it has been a difficult task indeed to keep our lawns green and the flowers blooming. This year, during the months of May, June, July and August, the Landscape Committee has been recognizing the outstanding yards from each area (Centex, The Meadows and The Glen) with "Yard of the Month" signs to call attention to those exceptional accomplishments. We have to admit, it was no easy task picking "only" three winners each month from all the lovely landscapes. You may view all the winning yards on the Preserve website.



Along with the yard signs the committee provided each winner with a potted plant and a \$25 gift certificate from Calloway's Nursery. We would like to say "thank you" to Calloway's for their generosity in providing the gift certificates.

Looking forward to cooler weather and keeping everyone motivated, the Landscape Committee would like to kick-off a **Fall Season Yard of the Month Award**. During the week of October 16, the Landscape Committee members will go through the three neighborhoods looking not only for well maintained lawns and Fall colors in the flower beds, they will also take special note of any Fall harvest type decorations that lend themselves to, and enhance the seasonal attractiveness of The Preserve at Pecan Creek. Halloween decorations will not be included in the judging. The three yards chosen for this award may display the yard signs through Thanksgiving.

And, as in the past, mid-December brings the Christmas lighting and decorations Yard of the Month Awards. Judging and selections will take place during the week of December 12. As usual, there will be three awards presented; one from each neighborhood.

### Watering Recommendations:



Our landscape maintenance contractor has shared some important tips regarding watering your lawns. We are experiencing drought conditions which contribute to the hard clay-like ground at The Preserve. Four Square Landscape recommends we run a cycle early in the morning hours for about 3 minutes for each zone. Wait 30 minutes. Then water again for about 5 minutes per zone. The theory is that the first watering will set the condition for the second watering to be absorbed. So much water is lost due to run off simply because the earth is so dry. Give it a try and share the results with your neighbors.



The last day to swim is Sunday September 18th. The pool will be closed for the season as of Monday September 19<sup>th</sup>

### Premier Communities Management Company

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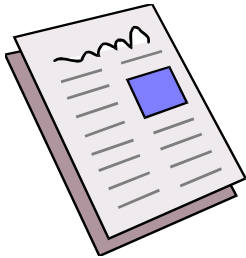
## NEIGHBORHOOD ETIQUETTE

Being a good neighbor is important. Here are a few tips to remember:

- ☺ When walking your dog, remember to “scoop the poop” and to always have your dog on a leash.
- ☺ Watch your speed limit when driving through the neighborhood. You never know when a child is going to dart out into the street.
- ☺ Limit parking on the street to short term guests and deliveries. This detracts from the curb appeal of the neighborhood, as well as impedes the ability of access for emergency vehicles.
- ☺ Store your trash cans out of sight at all times other than the evening before or the day of collection.
- ☺ Keep your lawns maintained, flowerbeds weeded and shrubs and trees pruned as needed.
- ☺ Be aware if you have a dog that is continuously barking. This is very bothersome to your neighbors.



## Welcome, Homeowners!



Welcome to the September 2005 issue of the Preserve at Pecan Creek News! This association newsletter is created to provide an avenue of communication between association members (you and your neighbors). In each issue, we strive to give you highlights of your association guidelines, financial information and neighborhood news.

Our goal is to make sure the newsletter is useful to you, the homeowner!

If you have any ideas or questions about the association, please submit them to me at 214-871-9700, extension 225 or email me at [leslie.mendoza@premiercommunities.net](mailto:leslie.mendoza@premiercommunities.net). If you need clarification, chances are your neighbors do too!

Remember, this is *your* newsletter — it's created for you and your neighbors. Help us make it what you want it to be!

Leslie Mendoza  
Premier Communities

## Maintaining Your Home's Value

Since your home is one of your most costly investments, you naturally want to preserve its value. A popular saying states that there are three things that determine real estate value: location, location, location.

While we all agree that location is primary, condition can be an important element, too. The upkeep and condition of our home and yard, as well as that of the other homes and common areas in our neighborhood can be a powerful influence on real estate value.

As a member owner in this community, we all want to be a good neighbor and we realize that a well-maintained property not only protects our investment but also benefits the neighborhood as a whole. In this way we can all do our part to ensure that we make a good impression on visitors who drive through our neighborhood. We can show them that homeowners in The Preserve at Pecan Creek care about their commu-

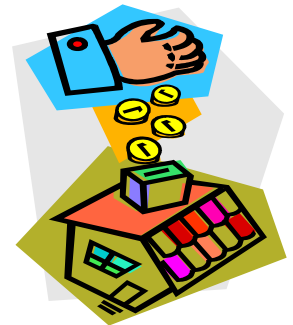
nity.

In addition, it is much less costly to maintain than to repair or replace. Check out your home's exterior. Does it need a new coat of paint? Are fences in good condition? Replacing paint is one cost, replacing wood and repainting is much more.

As fall approaches, this is good time to think about “winterizing” the exterior. Are gutters clean and free of blockage? Is your exterior vegetation in good health and neatly trimmed?

You will enjoy your home more when you know that it is maintained and looks great. Plus, your neighbors will thank you for it!

Leslie Mendoza  
Association Manager



# Preserve at Pecan Creek

The Preserve at Pecan Creek presents:  
"Autumn Harvest" Fall Social



When: Sunday, October 16th  
Time: 2:00PM - 4:00PM  
Where: Community Amenity Center

Come pick a pumpkin from the  
pumpkin patch, play in the bounce  
house, and have fun with your  
neighbors!



Sponsored by:  
The Preserve at Pecan Creek Social committee  
Kevin Mahannah, Kris Andrews, Cyndi Buckingham, Lynette Jasuta,  
Email: [socialcommittee@pecancreekhoa.com](mailto:socialcommittee@pecancreekhoa.com)  
Kevin Mahannah – (940)272-1111 or Kris Andrews - (940)271-0243  
The Preserve at Pecan Creek Social Committee  
needs your help to make this year's events outstanding!

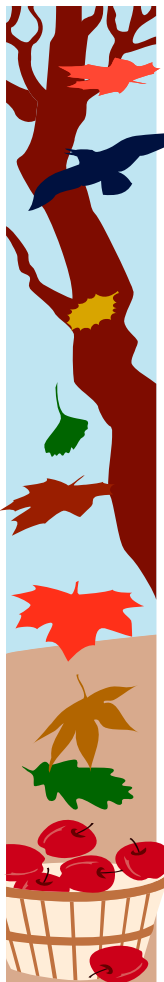


**PRESERVE AT PECAN CREEK HOMEOWNERS ASSOCIATION, INC.**

c/o Premier Communities Management Company

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Dallas, TX 75204



# Landscaping Tips for Autumn

## **TURF**

Bermuda lawns -- About a month before you plan to over seed, stop fertilizing. Mow to 1½-inch height. With each mowing, cut it ½ inch shorter until you are cutting it to ½-inch height. Stop watering five to seven days before the next phase. Scalp, cutting down almost to soil level. De-thatch if necessary. Remove all clippings. Over seed with rye, then irrigate. Be sure that all areas stay evenly moist. Water three to four times every day until the plants germinate. Once the turf is growing, water four to five times per week. You should be ready to mow in 10 to 14 days.

Fescue lawns -- This is an excellent time to seed or sod bare patches. Prepare the soil by tilling 3 inches of compost into soil 6 inches deep. Fertilize now to help carry the lawn through the winter. An iron supplement at this time is also a good idea. Once temperatures fall, apply selective weed killers.

## **SHRUBS AND TREES**

Most trees and shrubs will have another flush of growth, so continue trimming into the early winter. Install new plants now so they can establish before colder weather hits. Add ½" compost to the planting mix for better nutrition and moisture retention. Use 4" to 6" of compost as a mulch.

## **ANNUALS AND SHRUB BEDS**

Fall is one of the best times for annual flowers. Petunias, pansies, snapdragons, and kale will brighten those color areas worn down by the summer sun. Again, ½" compost in the soil will make your work easier and more productive. For an ideal flowerbed, till 8" of compost into 18" of existing soil each year.

## **WATER REQUIREMENTS**

After any seeding is established, you'll see some relief from those summer water bills. As the temperatures drop, so should your water usage. If you live in an area that freezes, wrap any exposed back-flow devices with insulation

