

THE PRESERVE NEWS

QUARTERLY PUBLICATION



Welcome

Karisa Adams – Newsletter Editor

As we gear up for fall, we can look forward to the seasonal changes ahead – a break from triple digit temps, football, seasonal color & of course the celebration of fall holidays! The HOA will also be undergoing some changes this season, including a new HOA Manager. Please see page 7 for more details!

As in each newsletter, I am also going to stress the need for volunteers for our committees. Most of our committees are almost non-existent as other residents have stepped down after their time of service. Page 3 of this newsletter gives a brief description of the committees.

Committee Corner

Landscaping:

Gary & Cheryl Christopherson: Co-Chairs

Congratulations to our Yard of the Month Winners!

June:	The Trails:	4600 Cattail
	The Meadows:	4509 Baytree
	The Glen:	6600 Lantana
July:	The Trails:	4708 Fox Sedge
	The Meadows:	4712 Indian Paint
	The Glen:	4215 Plumbago
Aug:	The Trails:	6101 Moor Hen
	The Meadows:	6400 Hawthorn
	The Glen:	6404 Daisy

Each winner received a gift from the Landscape Committee (purchased from The Garden Gate on the square) along with a \$50 gift card from Four Seasons Nursery. And, of course, the coveted yard sign.

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Occasionally people will ask what the criteria are for selecting the Yard of the Month. Ideally we look for a neat, well maintained lawn, free of weeds and trimmed trees, and some seasonal color in the flower beds. Admittedly, we cannot always find the ideal home with all these attributes but we at least try to reward the best efforts. Our next Yard of the Month will be in mid October and we'll be looking for fall harvest displays and bedding color along with a neat, well maintained lawn.

Up to and including this year, we have selected one YOM winner from each of the three areas. i.e.: The Trails, The Meadows, and The Glen. Now, however, because of all the new building in phase two and beyond, the quantity of homes in these areas is getting to be disproportionate. And, because of that, we will need to come up with a different way to distribute the awards; details to follow. The Landscape Committee still needs members from the phase two areas.

Frequently, neighborhood signs such as, garage sales, lost/found pets, etc. are put up at various intersections around The Preserve. Most of these signs are taken down following the sale or finding the lost pet, however, it only takes one or two left up to make the neighborhood look unsightly, especially after the signs have been exposed to the elements for a couple of weeks. Please remember to remove your signs after a reasonable time.

Committee Corner – Cont'd

Along with the community signs, we are seeing too many weekend builders advertising signs. Their signs are put up on Friday and taken away late Sunday. The signs we should not have to tolerate along our boulevard are those belonging to other builders outside of our Preserve at Pecan Creek. Lakeview Boulevard is maintained with your HOA dues and is, therefore, private property. Your Landscape committee has brought this issue of too many signs to the attention of our HOA manager and Barbara Losey. We will continue to request these signs be minimal and *let our Lakeview Boulevard speak for the quality of our community.*

It will be another three to four months until we're able to communicate with all our neighbors so until then a few Fall reminders: Please check trees along the sidewalks and remove all low hanging limbs as these could cause an injury to walkers or children on bikes. Remember to check the operation of your sprinkler heads periodically to make sure they have not been damaged or broken by mowers or edgers.

Your Landscape Committee.

Gary & Cheryl Christopherson, John & Kay Warren, Jennifer Dudley, Stephen Ducar, Lori Schafer & Diane Foley.

All of our committees are in desperate need of volunteers! Below is a short description of each committee.

Landscaping:

The Landscape Committee works with Lonestar by making recommendations on seasonal color changes as well as community landscape improvements. They also monitor the conditions of the landscape and notify LoneStar of anything that appears to need attention.

Pool:

The pool and amenity center provide a place to bring families together and build relationships throughout the neighborhood.

The Pool/Amenity Center Committee is charged with monitoring and maintaining this area so that all shared facilities are clean, safe and fully operational for our residents to enjoy.

Architectural Review Committee (ARC):

The ARC committee reviews all requests for home improvements that homeowners must complete and be approved before proceeding with a project. The ARC makes recommendations to the ACC (Architectural Control Committee, the Declarant) for final approval. Examples include: pools, gazebos, fences, trellises, pergolas, retaining walls, window awnings, flower bed borders, recreational equipment replacement of roof if material/color will change, sunrooms, porches, patios (including patio slab extensions), and covered patio structures.

Neighborhood Watch:

The Safety Committee organizes a neighborhood crime watch and works with the local police dept to deter crime and communicate safety concerns. They also work with homeowners to and communicate any other safety concerns.

Advisory:

The Advisory Committee's goal is to prepare residents for the future transition of the HOA from the Developer to the Homeowners. The Board elected 3 residents: Ken Bearden, Gary Christopherson & Tom Macauley. There are 2 positions still open; please see application form on pg. 4.

Social:

The Social Committee organizes the social events for the neighborhood, welcomes new neighbors, and helps create a feeling of community.

Please help our community stay active in all areas of the Committees to make The Preserve a fun, safe & active place to live! If you are interested in joining any of the committee(s), please see the sign-up form included in the newsletter and also recently mailed to residents.

The Preserve at Pecan Creek Homeowners Association, Inc.
-Professionally Managed by Lone Star Association Management-

COMMITTEE SIGN-UP

If you would like to join one or more committee(s), please fill out the information below and return to Susan Garrett or Sybil Swan at Lone Star Association Management.

SOCIAL COMMITTEE

- Coordinate and Organize activities and efforts that build neighborhood relationships, unity and participation.
- Solicit materials, coupons, certificates, etc. from local businesses for social events.
- Communicate with newsletter committee to get pertinent information in upcoming newsletter/directory.

NEWSLETTER COMMITTEE

- Responsible for putting the HOA newsletter together.
- Coordinate with block captains and committee chairs regarding information to be included in the newsletter.
- Coordinate directory information, compile and submit to Lone Star Association Management for approval and publication.

LANDSCAPE COMMITTEE

- Implement Yard of the Month program.
- Implement various block events (i.e. holiday decorating contests).
- Advise Lone Star of any HOA compliance concerns.

POOL COMMITTEE

- Assist with monitoring of pool rules.
- Work with Lone Star to schedule pool parties/activities.
- Communicate and work with the Advisory Committee and Lone Star to provide timely and effective notice to homeowners on information regarding the pool.

CRIME WATCH/BLOCK CAPTAINS

- Serve as the neighborhood representative for the homes in your immediate area.
- Work with the neighbors in your area to be aware of any crime watch/safety matters and report any concerns to the HOA/Local Authorities.
- Serve as the liaison between your block and the HOA.
- Organize the annual "National Night Out " event and other crime watch events.
- Assist HOA in its efforts to communicate information to all homeowners.

I WOULD LIKE TO VOLUNTEER FOR THE FOLLOWING COMMITTEE(S) AT THE PRESERVE AT PECAN CREEK ESTATES:

___ SOCIAL ___ NEWSLETTER ___ LANDSCAPE ___ POOL ___ CRIME WATCH/ SAFETY

NAME: _____

ADDRESS: _____

HM: _____ PH: _____ OTHER PH: _____

E-MAIL ADDRESS: _____



**The Preserve at Pecan Creek
HOMEOWNERS ASSOCIATION, INC.
ADVISORY COMMITTEE APPLICATION**

Open Positions: Secretary, Social Chairperson

NAME: _____

ADDRESS: _____

PH: _____ FAX: _____ E-MAIL: _____

BRIEF PERSONAL HISTORY: (family members, interests, education, etc.)

PERTINENT EXPERIENCE QUALIFICATIONS: (employment history, prior experience in a Homeowners Association, Committee or Board of Directors, etc.)

DESIRE/REASON FOR SERVING ON THE ADVISORY COMMITTEE: (interest in neighborhood, improvements, visions for the community)

ARE THERE ANY COMMITMENTS THAT WILL DETER YOU FROM SERVING ON THE ADVISORY COMMITTEE? (travel, employment, etc.) The Advisory Committee will meet quarterly.

Please complete this form and mail, fax or email to Susan Garrett or Sybil Swan at Lone Star Association Management by September 9, 2008.



Neighborhood Happenings

Sandy Starek & Robert Morris, PhD – Preserve Residents

Keep the Rodents Out!

Construction and land clearing have brought on the rodents. From dogs dragging in six inch rats, rats running across streets and across lawns to the pesky critters peering in glass doors, we've been visited with unwanted pests on an unprecedented scale this summer throughout our neighborhood. If you think you don't have a problem, take a high pressure water hose and spray the shrubbery and ground cover around your yard; you'll be amazed to see what runs out! While some may find them cute, they are quite dangerous. Rats and mice bring potential disease to humans and their pets. However, with a little community teamwork, we can put a stop to this problem with very little effort.

Priority one is to insure that rodents do not have access to the inside of your home or garage. Fill all holes around your foundations, along overhangs, and in your masonry/siding. Rat infestations can begin with a hole the size of a quarter or less! Residents should limit pet food left outside, manage potential shelters for the rats, and make sure that trash can lids are sealed. Rats have no problems living right alongside our dogs and cats and are smart enough to avoid being eaten the vast majority of the time. Avoid keeping stacked firewood in the summer. Many area homes ended up with a pile of brick or stone in the backyard leftover from construction. These make perfect fortresses for rodents. If possible, remove such materials, rearrange them so that they are less accommodating, or target these areas with traps. Rodents also love eating birdseed that falls on the ground. If you feed the birds, consider stopping until the problem has been dealt with. There are also several bushes and plants with berries that rodents feast on.

Our lovely landscaping is a haven for rats and mice. If you walk the neighborhoods, you've probably heard scurrying in the landscaping near sidewalks recently. What you've heard are rats and mice! Keeping landscaping overgrowth at bay will help keep the rats away. While these tips work, they merely displace the problem to your neighbors' yards unless they've taken precautions as well.

A better idea is to eliminate the problem with traps and only use poison if trapping fails and you can insure that it does not fall into the wrong hands (i.e., children and pets). Calling a pest control specialist will be helpful, but if you have the time, you can do everything they do by yourself and save some money at the same time. Denton Animal Control is supposedly going to send information to area residents as a result of over two dozen calls from our residents alone. In the meantime, check out http://www.ci.austin.tx.us/health/downloads/TAESRodent_Control_Handout.pdf or Google for tips on keeping the rodents out.

Upcoming Events

Neighborhood Upcoming Events:

Interested in participating, planning or enjoying events for our neighborhood? The Social Committee is in need of volunteers. We currently do not have an active social committee to plan these types of events. If interested, please see the sign-up form included in the newsletter.

9/1: Last day of lifeguard duty at the pool.

9/11: 6:30p Annual HOA Meeting.

9/30: Pool closes for the 2008 season.

Oct: Fall Yard of the Month selection sponsored by Four Seasons Nursery.

www.fourseasons91.com

City Upcoming Events:

9/15 6:30p: DCTA Meeting for more info:

www.raildcta.net

9/27 8a - 12p North Lakes Pavilion:

The landscaping committee would like to invite you to participate in KDB's (Keep Denton Beautiful) annual pick-up/clean-up event, "Stream Clean 2008". Be sure to bring gloves, rakes & refillable water bottles. You will clean up at your assigned site and then meet back at the pavilion for a picnic lunch. For more info, please visit www.kdb.org.

Email Mailing List

Thanks to everyone who has joined our Email Mailing List. Currently there are about 105 email addresses that have been receiving periodic emails regarding our community. The Email Mailing List is our way to share any community news, neighborhood events, &/or updates that occur between our quarterly newsletters. **If you haven't joined yet, sign up today!!** Just send your email address along with your name/address to pecanecreek@gmail.com. Subject: Mailing List. Your information will not be sold and will be used for the sole purpose of sharing community news.



Join our email list to keep up with community news!

Neighbor Announcements

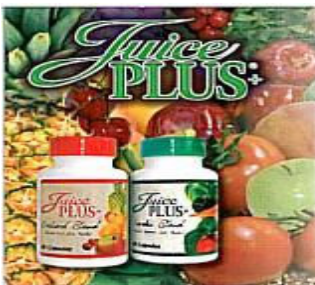
Gary & Cheryl Christopherson would like to announce their joy in receiving the gift of a new grandson, RYAN AUGUSTAN HERBST born August 18th to our daughter Jill and her husband Eric. RYAN weighed in at 8 lbs. 6 oz. and was 19" long. RYAN has a beautiful and helpful big sister, GRETCHEN ELISE who turns three in November. We are so very blessed!

Neighborhood Bulletin Board

Golf Lessons – Private & Group

Whether you want to improve your game or you are just a beginner, I can help you with your golf swing. I'm a Class A golf professional with over 10 years teaching students of all ages and levels. I also offer clinics for ladies, juniors and seniors. Contact Bruce Sims @ 214-475-5168.

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Cindy Parker

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(214) 546-7724

Congratulations!

If you have an announcement or neighborhood bulletin you would like considered for the Winter edition of The Preserve News, please send an email to pecanecreek@gmail.com. Deadline is 11/15/08.

Lone Star Association Management

2500 Legacy Dr. Suite 220 Frisco, TX 75034

Community Manager

Susan Garrett

469-384-2088 x112

sgarrett@lonestarmangement.com

Administrative Assistant

Sybil Swan

469-384-2088 x115

sswan@lonestarmangement.com

Accounting Representative

Soozie LaFlamme

469-384-2088 x117

slaflamme@lonestarmangement.com

Office Hours

M-F 8:30a - 5:00p

After Hours Emergency

214-373-2169

We're on the Web!

www.thepreserveatpecanecreek.com

site is under construction

HOA/Developer Updates

Karisa Adams - Newsletter Editor

Our latest HOA Manager, Pam Avlos announced her last day with Lonestar Association Management was Fri, 8/29. Pam served as our HOA Manager from January - August 2008.

Let's please welcome our newest HOA Manager, Susan Garrett who we should be able to meet at the annual HOA Meeting.

Susan's contact information is:

Ph#: 469-384-2088 x112

Email: sgarrett@lonestarmangement.com

Our HOA Annual Meeting is 9/11 at 6:30pm. Please reference the mailed notice for more information.

The Developer and HOA did not submit any other updates for the Fall edition of the newsletter.

**The Preserve at Pecan Creek
Homeowners Association, Inc.**
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