

PRESERVE POST

A Publication of the Preserve
@ Pecan Creek HOA, Inc.

On Street Parking is a Safety Issue

Please park your vehicles in the driveway or garage. Parking in the street inhibits visibility for motorists and is generally unattractive for the neighborhood. But more importantly, vehicles parked in the street hide small children who are playing. Our deed restrictions provide that each homeowner shall have a garage suitable for parking two automobiles, while at the same time homeowners have the right to use public streets for overflow parking. Most cities approve street widths during the platting and development process that, while meeting city codes, lack the width to accommodate heavy street parking loads. Many fire marshals will tell you that vehicles parking on both sides of a street, too close to corners, or on cul-de-sacs create an obstacle for emergency vehicles that can cause a safety issue and a delay in response time. When we drive

through a neighborhood, we may consider the neighborhood either desirable or undesirable based on curb appeal. If you are a prospective homeowner, would that persuade you to look elsewhere? Do you want to dodge all those cars each night when you get home from a long day at work? Other problems that are created include the blocking of other neighbor's driveways, mailboxes and storm sewers. We all have legitimate reasons to park in the street...too many cars, too many kids, a boat in the garage...too much stuff in the garage. Take a look for yourselves and see what you can do to help with this problem. Please be considerate of your neighbor and especially that small child. Make every effort to park in your garage first, driveway second, and only as a last resort, the public street.

Quotable Quote

**“Be studious in your profession, and you will be learned.
Be industrious and frugal, and you will be rich.
Be sober and temperate, and you will be healthy.
Be in general virtuous, and you will be happy.
At least you will, by such conduct, stand the best chance for such consequences”.**

Benjamin Franklin



A Message from the Association Manager

I have over 20 years of experience in the fast-paced world of real estate management. I have managed office buildings, apartment buildings, corporate housing for temporary and relocating employees, and have served as an executive assistant to a mortgage broker and real estate broker. I have served as an elected officer to the board of directors of my faith community as well as participating with local charities Good Samaritans and New Beginnings. I have accomplished great things in my professional career and look forward to greater achievements for the Preserve at Pecan Creek Homeowners Association. My responsibilities include weekly property inspections, common area maintenance, positive vendor relations, and enforcement of the HOA CC&R's, budget development and implementation.

I am so excited about Preserve at Pecan Creek! What a wonderfully peaceful community you have and I am committed to working hard to keep the quality of life you desire. Please be mindful that it is my responsibility to remind homeowners of the Covenants, Conditions and Restrictions of the community. If you receive a letter from me regarding weeds in your yard or a shed erected without architectural approval, please contact me, as I am here to serve you. My goal is always to protect your interest as a homeowner at The Preserve at Pecan Creek. Your property value is directly affected by the condition of the neighborhood. As your Association Manager, I am here to assist you in any way I can. Please don't hesitate to contact me.

Please contact me with any questions/concerns you have or to simply introduce yourself at 214 871 9700 extension 225, or email at leslie.mendoza@premiercommunities.net.

Inside this issue:

Message from your	1
Parking on the Street	1
Committee Updates	2
Social Committee Wants YOU!	3
Community Participation	4
Committee Interest Form	5

Preserve Committee Updates:

A Message From The Landscape Committee:

It's that time of year again! Time to prepare for spring and make our lawns and common areas as beautiful as possible by pruning our trees in the yard, especially the ones between the street and sidewalk, keeping in mind that people are walking on those sidewalks. Before spring arrives, be ready; this is the time to prepare our lawns by using preventative weed control (pre-emergent) and control those pests like fire ants. If there is a tree well in the yard, defined by circle bricks or other "enclosure," be sure to keep the wells grass and weed free.

Also, be sure to have your lawn ornaments and other holiday décor put away as the holiday season is over. We await spring looking forward to a new, wonderful and beautiful season with warm weather and gorgeous flowers.

The Landscape committee is chaired by Gary and Cheryl Christopherson. Please consider joining the Christopherson's commitment to excellence at Preserve at Pecan Creek by participating in the Landscape Committee. We invite you to become more involved in your homeowner's association by joining this committee or another committee, such as the Social Committee or the Pool Committee. Please contact Leslie Mendoza at Premier Communities at 214-871-9700 extension 225; or leslie.mendoza@premiercommunities.net.

Developer Notes:

Please note that the Board of Directors desires to keep you abreast as to the development of Phase II of The Glen. Everyone is anxious to know more about a time table and so is the Board. They are anticipating and desire to begin working on Phase II as quickly as they can. The development plans are underway and the Hike and Bike trail will commence with Phase II.

Safety Committee:

Please join the committee! The Crime Watch captains have a meeting at the amenity center, Wednesday March 23rd at 7:00 pm. Please show your support of the community and volunteer to "watch" your neighborhood streets.

Pool Committee:

The target opening date this year is May 6th. Please consider volunteering your time to help with the pool and amenity center. Our pool and amenity center reservations have been wonderfully orchestrated by Chris Andrews for quite some time. Chris regrettably must resign this position; please Contact your Association Manager, Leslie Mendoza for more information or to volunteer for the committee.

Pool hours will be 9 a.m. to 9 p.m., seven days a week. The list of pool rules posted at the pool is to maximize everyone's enjoyment of the facilities and to create a positive environment for all. Use of the pool is "swim-at-your-own-risk," as lifeguards will not be provided.

The recreation facilities, including the swimming pools, playground, and restrooms, are private property owned by the association. Please treat the area with extreme care. Our dues contribute to the maintenance and repair of these areas. Let's work together to avoid extra association expenses!

Reservations are available for small groups (8) or less. The purpose of the reservation system is to prevent anyone from accidentally "double-booking" the pool or planning an event on the same day. Reservations are on a first-come first-serve basis. Any party or event at the pool/pavilion area cannot be exclusive; association members have access to the pool during all operational hours. All parties are responsible for cleaning up and disposing of all trash, debris or related items. Call Sybil Swan at 214-871-9700 ext 230 or email sybil.swan@premiercommunities.net for reservations. Be sure you leave your name, address and phone number.





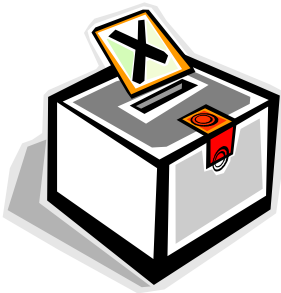
WE NEED YOU! FOR THE SOCIAL COMMITTEE!!

THE PRESERVE AT PECAN CREEK SOCIAL COMMITTEE NEEDS YOUR HELP TO MAKE THIS YEAR'S EVENTS OUTSTANDING! OUR MEETINGS ARE HELD AT THE AMENITY CENTER ON THE 3RD MONDAY OF EACH MONTH AT 7:00 P.M.



NEXT MEETING: MARCH 21ST, 2005

Please come assist us in promoting neighborhood social activities. Previous successful activities: Summer Social, Holiday Social, Casino Night, Easter Egg Hunt, July 4th Parade, Spaghetti Dinner, Brunch with the Claus'



Sponsored by:
The Preserve at Pecan Creek Social Committee
Kevin Mahannah, Kris Andrews, Cyndi Buckingham,
Email: socialcommittee@pecancreekhoa.com
Kevin Mahannah (940) 272-1111 or Kris Andrews (940) 272-0030



Come One, Come All...

Membership meeting scheduled for Tuesday, April 12th at the Amenity Center, 7:00 PM. Sign-in will begin at 6:45 PM . Please mark your calendars.

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 always have your dog on leash.
- Be aware if you have a dog that is continuously barking. This is very bothersome to your neighbor.
- Watch your speed when driving through the neighborhood. You never know when a child is going to dart into the street.
- Store trash containers out of sight at all times on non-collection days. Trash containers detract from the beauty and curb appeal of the community.
- Keep your lawn maintained: grass cut & edged, planter beds and tree wells weed free, and trees pruned.



Community Participation

Preserve at Pecan Creek HOA is a neighborhood that thrives on its sense of togetherness, which is what makes this community feel like home. Community groups or committees are the best way to achieve that cohesiveness. Currently we have five committees you can join, but we will add more as the number of residents increases.

We encourage you to join a committee and get involved today! If you want to join an existing committee or start your own, please call Leslie Mendoza with Premier Communities at 214-871-9700, ext. 225, or email leslie.mendoza@premiercommunities.net.



Committees

- **The Social Committee** initiates and plans social events for the community. Activities range from holiday parties, community barbecues, playgroups, special events, etc. Plan to meet your neighbors and let Premier help you get started!
- **The Communication Committee** works closely with other committees, especially the Social committee, and reports their activities and other community events to the rest of the neighborhood. The committee also assists with the community newsletter and directory, welcomes new neighbors, and updates the community on important information.
- **The Landscape Committee** is the “eyes” of the community and advises Premier of any landscaping needs. We realize that you are the first person to notice if the landscaping looks great, if a sprinkler head needs repairing, or if the entry lights need replacing. The Landscape Committee can also implement a “Yard-of-the-Month” contest or other related activities.
- **The Safety Committee** works with the local police department to help form a neighborhood watch. Additionally, the committee works with the city to address other safety concerns such as traffic flow, speed enforcement, or other civil issues.
- **The Architectural Advisory Committee** The primary function of this committee is to assist the Board in regulating the external design, appearance, use and maintenance of neighborhood homes and in interpreting the governance documents. This committee reviews homeowner applications for exterior improvements and makes recommendations.
- **The Pool Committee** The Pool Committee assists the management company in vandalism prevention and makes recommendations to the Board regarding pool hours and season, rules, repairs, maintenance, capital improvements and the monitoring of non-resident use.

If you are interested in participating in one of the committees, please return the form that is included in this publication, or contact Leslie Mendoza with Premier Communities at 214-871-9700, extension 225, or email leslie.mendoza@premiercommunities.net.

When we have several homeowners interested, we will hold a “Committee Kick-off Event”.



Preserve HOA Committee Interest Form

----- Yes! I want to join a committee!

Name: _____

Address: _____

Phone Numbers: _____

Email Address: _____

Check one:

----- Social Committee

----- Communications Committee

----- Safety Committee

----- Landscape Committee

----- Pool Committee

----- Architectural Advisory Committee

Please return to:

Preserve Homeowners Association, Inc.
c/o Premier Communities
2711 N. Haskell #2650
Dallas, Texas 75204

or fax: 214-871-0355, attention: Leslie Mendoza

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c/o Premier Communities
2711 N. Haskell, Suite 2650
Dallas, TX 75204

Phone: 214-871-9700
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Premier Contact Information

Premier Communities Management Company

2711 N. Haskell #2650 Dallas, Texas 75204
Telephone: (214) 871-9700 Fax: (214) 871-0355



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