

THE PRESERVE NEWS

QUARTERLY PUBLICATION



Welcome

Karisa Adams

Welcome to the spring issue of The Preserve News! We hope that everyone is enjoying the New Year and the hints of warmer weather that will be quickly approaching. This issue has lots of spring tips as well as details on a lot of upcoming events. As always if you have any suggestions for the newsletter, please email them to pecanecreek@gmail.com

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Committee Corner

Landscaping:

Gary & Cheryl Christopherson

Well, Christmas has come and gone and, along with it, the Christmas decorations that the Landscape Committee puts out every year at various locations along Lakeview Blvd. have also been put into storage. In mid-December we selected the Christmas Lighting winners from each of the three neighborhoods.

Congratulations to our 2006 Christmas Lighting winners!

The Trails:	6025 Photinia
The Meadows:	6404 Hawthorne
The Glen:	4241 Boxwood

Even though we are in the middle of a chilly winter the Landscape Committee is still active with various activities. If you haven't already noticed, Native Wildflowers have been sown at numerous locations along Lakeview Blvd. These areas have been staked off and posted with signs so the mowers will not disturb them. They should provide us with some very nice color during the coming years. Also, Knockout Roses have been planted at various locations in the median along Lakeview Blvd.

These particular roses are very hardy and drought resistant and will also provide nice color during the year.

One area that we've been working on that is not easily visible is the underpass where the Rail Trail passes under Lakeview. The concrete pathway was so covered with mud and undergrowth it was impossible to even get near it. The mud has since been cleared away but it is still uncertain if it can be made useable because of its low elevation in relation the adjacent creek bed. It is being evaluated.

Outside of the Yard of the Month activities, most of our efforts go into the beautification of Lakeview Blvd. and the Hike/Bike Trail since it is used by all the residents of The Preserve. One thing we are working on is to get some park benches and trash containers installed along the trail and also to look at ways to stop the mud from washing over it.

If you haven't noticed, new mulch has been applied to all the planting beds along Lakeview and Pockrus Page and also around the trees along Pockrus Page. We have been trying for two years to get this mulch laid down. Also, the "Hike/Bike" signs at the two trail entrances have been freshly painted. The original paint had been chipping off and looked rather weather beaten.

Committee Corner – Cont'd

And, speaking of "Yard of the Month", our first selections of 2007 will be around May 1st. Again this year, we have completed the necessary registration to remain eligible to participate in Calloway's Good Neighbor Award Program that will provide each winner with a \$50 gift certificate. In addition to the gift certificate the Landscape Committee will provide a unique gift along with the coveted yard sign in recognition of your hard work.

Sometime in the spring, the date to be determined, we, in conjunction with our Pecan Creek Social Committee, plan to organize a trash pickup day along Lakeview Blvd. and the Hike/Bike trail. We hope to get as many residents as possible to come out and help make The Preserve a better place to live.

Neighborhood Watch

Jim Basham

It's time for spring and time to review some safety tips for children and bicycles.

- Always wear a helmet and make sure it's fastened. Helmets can reduce injuries by up to 85 percent.
- Wear bright clothing. Bright and light colored clothing makes riders more noticeable. If riding after dark, make sure there are reflectors on the bike, helmet, and clothing.
- Ride in safe places, such as parks, on bike trails, or on roads with little traffic. Be especially cautious with the construction traffic coming in and out of the Preserve.
- Obey the rules of the road. Bikers must stop at all stop signs, use hand signals when turning, and ride only on the right side of the road, with traffic.
- Look both ways before crossing an intersection. Seven out of ten bike crashes happen at driveways and pedestrians crossings.

- Ride with a friend. It's more fun and safer because help is there if needed.
- Give the bikes a regular tune-up. It's just as important for a bike to be well maintained as a car.
- Lock up or keep bikes in a safe place. To help the police return a bike if it is stolen and recovered, record the serial number and take a picture of the bicycle for their use.

These tips will help our children be on their way to safer riding this spring. Also, these tips are great for rollerblading and skateboarding. Please take the time to review them with you children.

Pool:

Please contact Susan Esselman (sesselman@lonestarmangement.com) with Lone Star for Amenity Center reservations.

Social:

Rita Newman

We'd like to start out by saying, thank you to all who attended our Breakfast with Santa and Mrs. Clause. This year they brought along a special elf to hand out candy canes. We enjoyed seeing the children having fun and telling Santa their special wishes. Also thanks to all who joined in our Christmas potluck party. We ate a delicious meal, had much laughter, Christmas music and a great time.

Look for signs announcing our Easter Egg Hunt. The tentative date for this is March 31st.

Architectural Review Committee (ARC):

Janice Randel

A reminder that all exterior changes require approval by the AAC. A copy of the form is included in the newsletter and can also be downloaded on the HOA website: www.pecancreekhoa.com.

Covenants Corner

Cyndy Long – HOA Manager

The Board of Directors would like to remind all homeowners of the following provisions and to help keep Preserve at Pecan Creek a beautiful community –

Check List for Spring for Yard Maintenance –

- Pre-emergent – should be applied before the first signs of green to your lawns to assist in killing weeds. This should be done no later than mid-February to late March.
- Mowing – early spring scalping will enhance the turf grass during its transition. The stronger the turf grass, the less you will have weeds. Remember, a lower and more frequent mowing schedule in the spring will encourage the lawn to form a dense turf much more quickly.
- Regular Leaf Pick-up – a reminder that leaves can cause damage to plants and grass if not cleaned up.
- Crape Myrtles – pruning the seed pods should have been done. Recommended pruning for the Crape Myrtles is needed towards the end of February, beginning of March.
- Fertilization – an application of fertilizer to the lawn as it breaks dormancy and starts to green up should be done in late March, early April.
- Deep root fertilization for trees – provides nutrients to the trees as there are not enough nutrients in the soil as some trees will require.
- Irrigation – Provide the correct amount of supplemental watering to your lawn during the spring transition period. Do not allow the lawn to become too dry. Approximately one inch of supplemental irrigation to the lawn per week during this transition should be adequate (should adequate rainfall not occur).

Architectural Control –

Please be reminded, when making exterior repairs or additions to your home, you must submit an Architectural/Home Improvement Request Form prior to work commencing. This includes painting, pools/spas, gazebos, storage sheds, fences (staining or replacement), etc.

If you plan to make repairs or additions, please contact Lone Star Association Management at 469-384-2088, for an Architectural/Home Improvement Request Application. Again, any exterior work must be submitted to the Architectural Review Committee for approval.

Basketball Goals –

Please remove portable basketball goals out of view when not in use. Do not store them in the street or sidewalk as this causes visibility and parking problems.

Parking Issues and Concerns –

Homeowners are reminded to please not park in the streets for long periods of time. Commercial vehicles, boats, trailers, etc., are not permitted to be parked in the streets or driveways in accordance with the Association's documents. There are many complaints regarding such violations, as well as poor visibility.

Covenants Corner – Cont'd

Pets –

Pets are seen throughout the community roaming without their leash or owner. There have been complaints from homeowners that dogs are leaving little “surprises” on their yards. Homeowners are also complaining of dogs constantly barking, which disturbs your neighbors.

Homeowners would like to avoid calling Animal Control and ask that homeowners please keep their pets in their yards and to carry a plastic bag when walking their dog through the neighborhood. Also, please be attentive to your dogs barking.

Trash Cans –

Homeowners are requested to please store trash cans and recycle bins out of the public view once the trash has been picked up. Please do not store the trash cans at the curb, in front of the garage or the side of the house.

Please be considerate of your neighbors and please follow the Association's rules.

Neighborhood Happenings

Lonestar Association Management had been working with Centex to deed the land across from Sunray Blvd back to the City of Denton. Centex has informed our HOA manager, Cyndy Long that this has been completed as well as deeding the open park space off of Heron back to The Preserve at Pecan Creek HOA.

Lonestar has been made aware of the request to have the sidewalk along Pockrus Page extended to reach to Pecan Creek Elementary School.

Keep Denton Beautiful Tool Lending Library:

Brenda Pedraza-Vidamour

Keep Denton Beautiful office has a tool lending library. It offers lawn, garden and exterior home repair equipment ranging from a Tiller/Troybilt to brooms. There are also gas edgers, electric hedge trimmers, ladders, mowers, weed eaters, wheelbarrows and yard vacs. The tools are free to borrow and check out. The office does charge refundable deposits to ensure the tool is returned, and minimal fees are charged for some of the power tools for maintenance, gas/oil and blade sharpening. Those fees range from \$8 to \$2. Guidelines and a list of the tools are available at KDB's. Website: www.kdb.org.

Upcoming Events:

Preserve at Pecan Creek Events:

Trash Pick-up Day: TBD

Join the Landscape & Social Committees to help beautify The Preserve by picking up excess trash & debris along Lakeview & the hike/bike trail.

Easter Egg Hunt: tentative 3/31

Social Committee to host a neighborhood Easter Egg Hunt.

Community Tupperware Party: 3/25 1p – 4p open house

Come to the amenity center for sales, games, prizes & more. Contact Robin Hollo at 214-693-1361, robin@thehollo.com or www.my2.tupperware.com/rhollo

Neighborhood Garage Sale: 3/31 8a – 1p

Participating families to place a balloon on their mailbox. For more information, contact Paige Mosley at 940-272-0014 or mosleysrus@aol.com

Denton Upcoming Events:

For more info on all the events, please visit: www.dentonlive.com or www.cityofdenton.com

03/09 Ultra Extra Arts Mix: 7p – 11p

1st event produced by the Greater Denton Arts Council. Event will feature music, spoken word artists, visual artists creating art on site & a dance performance all in a modern nightclub atmosphere. Admission includes food & drink. Arts Mix to take place at the Center for Visual Arts. Visit www.dentonarts.com for more info.

03/15 Taste of North Texas: 5:30p – 7:30p

18th annual Taste of N. Texas hosted by The Denton Kiwanis Club to help raise money to help local children. \$13.00 adults, \$11.00 university students (id req'd), \$9.00 ages 6-17, 5 & under are free. UNT Coliseum. Call 940-387-6323 or 940-390-7869 for more info.

03/29 Texas Storytelling Festival: 9a – 9p

At Civic Center Park.

03/17 Denton Health Expo: 9a – 4p

An educational experience targeted to women & seniors of Denton at the Radisson Hotel. Free admission.

04/08 Easter Eggstravaganza Egg Hunt:

9:30a-11a

At Civic Center Park. For more info, call 940-349-8730

04/14 Denton Redbud Festival: 10a – 4p

Come to the Courthouse lawn on the square in historic downtown Denton for some family fun. Visit http://www.kdb.org/redbud_festival.shtml for more info. Admission is free!

04/27 – 04/29 Denton Arts & Jazz Festival

4/27 5p – 11p, 4/28 10a – 11p, 4/29 11a – 9p Free event located at Civic Center Park. Visit www.dentonjazzfest.com for more info!

05/05 Cinco de Mayo 10a – 6p

Denton's 20th annual Cinco de Mayo located at Civic Center Park at 321 E. McKinney. Free event with parade and festivities including food/drinks, crafts, & children activities. Parade begins at 10a at the TWU parking lot on the corner of Locust & Oakland.

05/16: Farm & Ranch Tour: 8a – 5p

Annual tour of the agricultural interests in Denton County. For more info contact the Denton Chamber of Commerce at 940-382-0603 or info@denton-chamber.org

06/02 Dog Days of Summer: 9a – 4p

Bring man's best friend to this free family event located at Civic Center Park. Activities for your pooch include walk-in parade, contests, "Glamfur" photo shoot, live entertainment, arts/crafts booth pet adoptions, bounce houses & of course food! Visit www.dentonmainstreet.org for more info.

Thursday evenings in May & June: 6:30p – 8:30p

Free concerts every Thu nights in May & June. Come down to the northwest corner of the courthouse lawn to enjoy music featuring local and regional artists.

City Happenings

Denton County Transportation Authority's Regional Rail Line Project:

Visit www.raildcta.com for more info.

Update:

- They have proposed that where the Train will cross Lakeview Blvd (where the current Rail Trail is) to be a Quiet Zone. This means that the Train will not have to use its horn as it normally would when approaching an intersection; however, there is still the possibility of bells ringing at the intersection every time the Train approaches.
- At the present time, they have not proposed any sound walls near our neighborhood.
- DCTA will be updating their website with the maps showing the proposed environmental mitigations. Please check the DCTA website for updates & if you haven't signed up for our neighborhood email list to receive more info, please see pg. 7 of the newsletter for details on how to sign up.
- The sound of the Train will be about 80 decibels. The horn will be more around 100 decibels. Bottom line is the Train is going to increase the noise surrounding our neighborhood.
- They are going to try to save trees if they can; however, a lot of the trees are very close to the Rail Trail and may need to be removed. Where trees are removed, they will re-plant in accordance with each City's Ordinance.

Background:

What is it? To improve transportation for the Denton-Dallas corridor by offering a passenger rail line from Downtown Denton to connect to the DART station in Carrollton.

Why is it important to the Preserves? Our neighborhood will be close to and affected by the preferred route. The preferred route for the passenger rail is the existing Rail Trail, which is the former Missouri-Kansas-Texas (MKT) Railroad Line.



A photo from DCTA website:
www.raildcta.com

Points of Interest:

- They are looking at creating a new hike/bike trail along the East side of the rail.
- Estimated completion of the project is 2010.
- Current preliminary assumptions is at least one train will run every 20 minutes in each direction during rush hours, with one train every hour during non-rush hours. It is proposed the train will run 17hrs/day.
- DCTA is not looking at Light Rail technology as seen in the DART system; instead less costly option of Diesel Multiple Units.
- Denton will have rail stations that can include park/ride facilities in Downtown Denton & S. Denton. For S. Denton, they are looking near Denton Regional or Golden Triangle area. The DCTA website is updated with facility concept maps.

What you need to do NOW: Send your comments to the DCTA letting them know what we want more than a Quiet Zone near The Preserve at Pecan Creek Neighborhood. We want to mitigate the sound as much as possible, which means adding sound barrier walls. The more people they hear about on an issue or certain area, the more they will need to pay attention to the request!

- To submit comments concerning Environmental or Community Concerns, please visit this link: <http://www.raildcta.net/pcs.asp?link=https://www.commentmgr.com/PCS/PublicGUI/defaultcusto.aspx?pguid=07cbe9b3-c5d5-4b95-80be-f94e2c8285ee&frameheight=1500%3E%3Cimg%20border>
- Or log on to www.raildcta.net and click on 'Get Involved Now', 'Submit Comments' & then click on 'Environmental & Community Issues'.

Spring meetings not scheduled at this time.

Email Mailing List

Thanks to everyone who has joined our Email Mailing List. Currently there are about 69 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 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

Do you have good news to share with our community? If you would like any announcements for weddings, anniversaries, birthdays, graduations, births, etc. published for our next newsletter, please email your announcement to pecanecreek@gmail.com. Subject: Announcement



Tips/Quotes

Gardening Tips from Calloway's Nursery:

Pruning Your Landscape

Pruning is both an art and a necessary maintenance function. Most trees and shrubs can be lightly pruned at any time, however, mid-winter is generally the best time for major pruning.

Plants that flower in the spring produce their flower buds the previous growing season. They should be pruned immediately after flowering. Examples of these plants are Azalea, Carolina Jessamine and Wisteria.

Summer flowering plants generally bloom on new growth so they can be pruned in mid-winter to early spring. Examples are Crape Myrtle, Butterfly Bush, Spiraea and Honeysuckle. Never top a Crape Myrtle.

Prune to remove seed heads, to thin out or to remove damaged branches or ones which are rubbing together.

Shade trees, evergreen shrubs and groundcovers should be pruned in mid-winter. The flush of new growth in spring will cover where cuts were made. Pruning paint is not necessary unless you are pruning Oak trees during the growing season.

February is the best time for pruning most Roses. Remove any old and diseased canes then cut remaining canes back by 50 percent. Make your cuts above a bud that faces away from the center of the plant. Remove spent blooms on bush roses and you will get more flowers later in the season. Prune climbing roses after they finish blooming in the spring.

Trim back perennials and ornamental grasses before the new growth appears in spring. Clean up around the plants and mulch well to protect them.

Prune your plants wisely. If you have any questions, please stop by and ask any of our Texas Certified Nursery Professionals!

HOA/Developer Updates

Lone Star Management
 2500 Legacy Dr. Suite 220 Frisco, TX 75034

Community Manager

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Assistant

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Office Hours

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

After Hours Emergency

214-373-2169

We're on the Web!

www.pecan creekhoa.com

site is under construction

THE PRESERVE AT PECAN CREEK

Denton, TX



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<http://www.foresargroup.com/PropertyAssets/462/Foestar-The-Preserve.pdf>