

# THE PRESERVE NEWS

QUARTERLY PUBLICATION



## Welcome

*Karisa Adams - Newsletter Chairperson*

Welcome Spring, Preserve Residents! I am very excited to bring you this edition of The Preserve News. Almost all of our committees have volunteers now and have been spending the first few months of the new year preparing and planning activities we can all enjoy. Please take time to read through this edition as it is full of important information, such as changes to Pool Access & Amenity Center Rentals. Although most committees now have volunteers, the Crime Watch Committee is still lacking members. Please see pg. 4 more details and who to contact if you are interested in joining.

## Committee Corner

**The Landscape, Social & Pool Committees invite you to:**

**A Neighborhood  
Flower Sale**

**April 4<sup>th</sup> & 5<sup>th</sup>**



**Four Seasons Nursery will have flats available to purchase selections of colorful flowers at the Amenity Center from 9:00a till 2:00p for all residents of The Preserve. The Social Committee will also be selling hotdogs, chips & sodas.**

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### Landscaping:

*Diane Foley - Chairperson*

Well here we are a new year and so many things going on with our economy. I don't know about you, but I can't wait for the weather to get nice, so I can jump into sprucing up my yard and enjoying my English garden. I enjoyed designing this in my backyard this past year.

This gives me a place to run away from all of our problems and everyday wear and tear. Waking up at 5-6 in the morning and sitting outside enjoying my coffee or sipping on a glass of wine in the evening as the full moon enhances our yards. I will have to adventure a new project to design.

As you have learned, I am taking on the challenge of the Chairman of the Landscape committee from Gary & Cheryl Christopherson. I hope I can perform this task as well as they have in the past years. I will try my best. We would also like to welcome Robin Baum to our committee. She brings a lot of ideas and concerns for our community.

Our community continues to grow and with that growth, our properties mature, allowing our trees and shrubs to grow taller and fuller, giving our homes more distinct characteristics. And by adding some colorful flowers, or yard art just helps add value to our homes.

## Committee Corner – Cont'd

Let's keep in mind the importance of trimming our trees and shrubs to help the new growth.

We take a lot of pride to our neighborhood and ask that you help clean up after yourself and pets when using and entertaining friends and families in any of the common areas of the Amenity Center or other public ground areas.

We as the landscape committee are throwing around an idea of "Backyard of the Month". But we need your input to help decide if we want to further pursue this. From time to time, I will be driving around and seeing what's new to each one of our neighborhoods. I ask that if you have any comments or would like to participate with our committee, please feel free to email me at [dfoley5608@aol.com](mailto:dfoley5608@aol.com). I look forward to the New Year, and the Yards of the Month.

### Congratulations to our Yard of the Month Winners!

**Dec:**

4717 Heron Pond  
4235 Boxwood Drive  
7200 Silktree

*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.*

#### Your Landscape Committee,

Diane Foley, John & Kay Warren, Jennifer Dudley, Stephen Ducar, Lori Schafer, Laura Kelson & Robin Baum.

#### **Social:**

Robyn Brumfield – Chairperson

Happy New Year Residents! I am looking forward to getting started on this year's events. We have a full calendar and are waiting approval from our developer and HOA managers. Once the events are approved we will post the calendar to the website. Here is what our tentative calendar is hoping to offer:

- Easter Egg Hunt (sponsored by Eaglepointe Church)
- Mother's Day & Father's Day events
- Spring & Fall Neighborhood Garage Sale
- Opening Day Summer Bash (pool)
- Closing Day Summer Bash (pool)
- \$1.00 Hotdog Nights
- Ice Cream Socials
- Teen Canteen
- Business Expo
- Card Nights
- Family Game Nights
- 40's 50's 60's & up Club
- Fall Craft Fair
- National Night Out
- Pancake Supper
- Halloween Block Party
- Casino Night
- Breakfast with Santa & Toy/Food Drive
- Play Group
- Stroller Club
- Walking/Running Club
- Water Aerobics
- Story time

Tentatively seeking: A group of fun, child-loving teens to provide a weekly Story Hour for our neighborhood children during the summer months down at the Amenity Center. If you have a knack for story-telling, puppeteering, music, crafts, dramatic play, group games please contact Robyn Brumfield.

The Social Committee will meet the 2nd Thursday of each month at 6:30 pm down at the Amenity Center. Please join us!

The Social Committee is always seeking members to help out with one or more events for the year, please contact Robyn Brumfield for more information, [robyn.brumfield@gmail.com](mailto:robyn.brumfield@gmail.com).

#### Your Social Committee:

Robyn Brumfield, Stacy Russell, Karen & Gene Nygaard, Diane Foley, Bruce Sims, Gwendolyn Wright-Morris, Cheryl Christopherson, Jeni Gallagher Dana Erwin, Larry Parchman & Adriana Febres

## Committee Corner – Cont'd

### Pool:

*Karen Nygaard – Chairperson*

The first Pool Committee Meeting was held at the Amenity Center on Feb 12 at 6:30 PM. Several Homeowners expressed interest in serving on the Pool Committee at the Winter Carnival in December. Now is the time to make your intentions official. Please call me at 940-382-8058 or send an email to [eanygaard@aol.com](mailto:eanygaard@aol.com). My initial goal was to find volunteers from each phase of our development, if that is not possible a goal of 12 volunteers will be where I would like to see this committee start. Because the committee will be most active during the summer months and typically families will be taking vacations, I would like to see a larger committee to share the responsibilities of the pool and amenity center. As a member of the Pool Committee, volunteers are asked to contact Karisa Adams, at [pecanecreek@gmail.com](mailto:pecanecreek@gmail.com) and opt-in to receive email communications from the newsletter committee. These emails will be vital in sharing neighborhood information, committee meetings and upcoming events. The Homeowners newsletter is only published quarterly, so email is the most economical means of reaching the most residents in a short amount of time.

Robyn Brumfield, Social Committee Chairperson and I met in January and mapped out a tentative calendar of events to be presented to the HOA and Advisors at their February meeting. These events will be discussed and finalized at our regular committee meetings and then published in a calendar of events on the Pecan Creek Website. In order for these events to be successful the Pool Committee Volunteers will be asked to work with and support the Social Committee along with our commission to "Monitor and maintain a clean, safe and fully operational facility for our residents."

Last fall our pool was closed earlier than scheduled because the emergency phone line was not operational. As of February 2009 the phone line is still not operational. Susan Garrett, Lonestar Mgmt

assured the committee chairpersons and Advisory Board at the February 11<sup>th</sup> meeting that the phone would be fully operational by the time the pool opens. She did however say that a few phone calls from residents to Verizon would not hurt. Thank you to the many home owners who have expressed their concerns over this issue.

If you have not driven by your pool and amenity center lately, please take a minute to drive by and take notice of the beautiful blue shade canapés. With the landscaping and extensions added to the pool last summer and the new canapés this winter our pool will be able to accommodate a lot of our residents. I hope to meet many of you at the pool in the coming months.

There have been many articles published about the new federally regulated pool drains that were mandated in 2008. I have been assured by Susan Garrett that the Amenity Center Pool is in compliance and that all new drains have been installed. Susan also reported that the cost had come in under budget so that is also good news.

### **Important New Info regarding access to the Pool & renting the Amenity Center:**

The keypad lock on the Amenity Center Club House door will be replaced in February and a new key card entry system will be installed in early spring. The new key cards will be mailed to each household that has paid their 2009 Homeowners Association dues. This new entry system will be a welcome change to the ever changing monthly code. Each household will be issued two cards and lost or damaged cards will be replaced for a small fee. Access to the pool will be monitored by the HOA and will be an asset in monitoring usage and high volume times. No more signing in every time a homeowner visits the pool. Homeowners are reminded not to share their key card, just as they were reminded not to share the gate code. This is a private homeowner's pool and it is our responsibility to assure that the pool is only being used by homeowners in good standing.

## Committee Corner – Cont'd

The HOA has levied a \$65.00 nonrefundable fee in addition to the \$100.00 refundable deposit for usage of the Amenity Center for private homeowner gatherings. This money will be used to provide some new furnishings, maybe some curtains, more chairs, light weight tables etc. Keeping those things in mind if you have items you no longer need or are not using and you would like to donate... items such as, pictures, kitchen utensils, coolers, coffee urns, BBQ tools etc., call me to discuss the appropriateness of the items. It is a goal of the pool committee to furnish the Amenity Center with a few more supplies so residents are not hauling personal property for community functions.

### Your Pool Committee.

Karen Nygaard, Ray Stifl, Jeanne & Larry Parchman, Dana Erwin, Felicia Pittman & Christina Anderson.

## Crime Watch:

### Ron Johnson - Advisory Committee: liaison to Crime Watch Committee

Ask anyone whose home or car has been burglarized ... the shock and helpless anger accompanying the discovery that an intruder has entered one's personal space is not easily forgotten. The damage may be minimal or major, the losses slight or catastrophic. The incident may or may not have involved injury to a family member—yet one hard fact remains: another statistic has been added to the ever-growing list of community crimes. The burglar won again—and has no doubt vanished, leaving no real clue to lead to his or her arrest. Chances are good that a home burglarized today is located in a neighborhood where one vital prevention tool is missing: an active CRIME WATCH group. This community-based organization of citizens working together with law enforcement has become the key to preventing burglary and crime nationwide.

The Preserve at Pecan Creek HOA Advisory Committee has been appointed and each member assigned an area of responsibility to champion. I have the Crime Watch Program (CWP) and have begun

the preliminary planning activities. The CWP will be similar in many aspects of traditional neighborhood watch initiatives. The Denton Police Department does not support neighborhood watch, but has developed a Community Oriented Policing policy that broadens the role of the Police Department in the community and the role of the community in the Police department. The process is best defined as a style of policing in which the objectives, direction, and emphasis of activities are jointly determined by the community and the police, and it represents an approach to akin to preventative medicine. Citizens and police personnel strive to place more emphasis on preventing the disease (causes of crime) than on reacting or responding to the symptoms. Many of the CWP activities will be geared directly or indirectly towards controlling the conditions that influence crime.

In order to be successful, the CWP will have to have volunteers from the community who are willing to devote a small amount of time and effort each month for program activities. Although still in the formative stage, volunteers are needed to serve on the CWP Committee, to patrol the neighborhood, to be block captains responsible for a number of communication/prevention activities, natural observers, etc. Although your commitment of time will be small, your contribution will be enormous.

Please let me know if you are interested in becoming a part of the CWP. You may do so by sending an e-mail with contact information to: [preserve.crime.watch@gmail.com](mailto:preserve.crime.watch@gmail.com)

Those of you who express an interest in participating will be invited to a kick-off meeting in April.

If you are interested in learning what crimes have occurred in your neighborhood or the complex, you may do so by visiting this website and entering your street address:

<http://gisweb.cityofdenton.com/website/crimemap/default.asp?cmd=what>

## Committee Corner – Cont'd

### Advisory Committee:

Tom Macauley – Chairperson

The advisory committee has 5 members that were approved by Forestar (the developer). The current members are Tom Macauley (Chairperson) Ron Johnson, Gary Christopherson, Earlene & Richard Chapman and Melissa Eckstein (Secretary). At the last meeting, each advisory committee member was assigned as a liaison to the standing committees. Gary Christopherson – Landscaping, Earlene & Richard Chapman – Social, Ron Johnson – Crime Watch (his article is in the newsletter), Melissa Eckstein – Pool and Tom Macauley – Newsletter. With this setup and monthly meetings, we hope to help strengthen the communications with each committee and the homeowners. Homeowners are encouraged to use this tool to contact members or the various committees. There will be a section for the advisory committee as well as the committees on the web page. We hope to eliminate the problems we had at the last HOA annual meeting.

### Committee Update:

Karisa Adams – Newsletter Chairperson

In the Winter Newsletter, we announced that many residents had volunteered to revamp our committees. As you can see from all of the input and exciting news from the committee articles, many of our committees are starting to really take shape. I want to personally thank all of the committee members for their hard work and I look forward to sharing more exciting news with our residents.

If you haven't already, please see pg. 7 on how you can opt-in to your email mailing list. As Karen mentioned, this is the most economical way to stay up-to-date between our quarterly newsletters. **At this time, the only committee that currently has no volunteers is the Crime Watch Committee.** Ron Johnson, Advisory Committee Member is excited to help get this committee started and looks forward to meeting any potential volunteers. I also want to

mention that the ARC (Architectural Review Committee) has been absorbed into the responsibilities of the Advisory Committee. All requests should still be sent to our HOA Management Company, Lonestar Association Management for the Advisory Committee to review. You can obtain a request form on our website: [www.thepreserveatpecanecreek.com](http://www.thepreserveatpecanecreek.com).

## Upcoming Events

### Neighborhood Upcoming Events:

**2<sup>nd</sup> Thursday of each Month at 6:30p:** Social, Pool and Landscape Committee Meetings at the Amenity Center. *Dates subject to change, so please watch the events calendar on our website.*

**April 4<sup>th</sup> & 5<sup>th</sup> 9a – 2p:** Neighborhood Flower Sale provided by Four Seasons Nursery.

**Late May:** Estimated time for Pool opening. Please stay tuned for further information.

The Social Committee is working with the Advisory Committee and Lonestar Association Management on finalizing other neighborhood events for this year. Please watch the events calendar on our website and sign up for our email mailing list to ensure you hear about any new events!

### Denton Area Upcoming Events:

Susan McIntosh – Newsletter Committee

Welcome Spring!

Ok, so it's been spring all winter (except for the occasional cold spell here and there). We've been lucky (and I have no problem with that). Still, there are things to do that can only be done at certain times of the year such as:

#### CONCERTS

The University of North Texas has frequent concerts on campus. Check out their web site: <http://www.music.unt.edu/calendar/>. On March 3 the US Navy Band will be playing for free.

## Upcoming Events – Cont'd

### Denton Area Upcoming Events:

**DENTON ISD SPRING BREAK – March 16 through the 20<sup>th</sup>:** If you're looking for activities for your kids, take a look at the [www.cityofdenton.com](http://www.cityofdenton.com) (click on ENJOYING DENTON, then PARKS & RECREATION). There are day long camps, arts and crafts, and an overnight camp for older kids. Also check out the Natatorium – swim lessons, swim camps, free swim, etc. all very reasonably priced.

NOTE: THE EASTER BREAK (APRIL 10 & 13) HAS BEEN SCHEDULED AS MAKE UP DAYS FOR JANUARY 27 & 28

#### EVENTS & THINGS TO DO

**North Texas Irish Festival** – March 6 though 8, Fair Park, Dallas; Under 15 and over 65 are free; go to their web site for info on discounted tickets [www.ntif.org](http://www.ntif.org)

**Taste of North Texas** – March 19, A Denton Kiwanis fundraiser held at the University of North Texas featuring 30 of North Texas' best restaurants, bakeries, and caterers. Adults: \$15, Kids 6–17 \$10, Under 6 Free

**3P Paddle, Pound, and Pedal Challenge** – March 28; canoe 3.8 miles, run 2.5 miles, bike 12 miles – this is a family-oriented event; Entry fees from \$85 to \$205 depending on the size of your team; Call 940-349-8731 for more information

**Scarborough Renaissance Festival** – April 4 through May 25 – definitely a place with something for everyone. Buy tickets before March 4 and save money. Children under 4 get in free!

**Denton Arts & Jazz Festival** – April 24 – 26 Free for everyone. Quakertown Park

**Fort Worth Museum of Science and History** – New Exhibit "Living in Space" (located in the National Cowgirl Museum while the Science building is being renovated). Kids experience how astronauts live in space. Now through May 10.

#### EASTER EGG HUNTS

**Denton's Annual Easter Extravaganza** – April 4 – Denton Civil Center; toddler to grade 5; Call 940-349-PARK for more information FREE

**Easter Egg Madness** – April 4, 9:00 pm to 11:00 pm, for teens 13 – 18; Amazing Love Ministries at 231 W. Hickory, Denton; FREE; over 3000 eggs on 10 acres of land – great prizes; bring a flashlight!

**Stockyards Easter Egg Hunt** – April 11, ages 0 through 12; FREE – for more information (817) 625-9715

#### OTHER EVENTS

##### **Community Emergency Response Team Training**

The Department of Emergency Services will be hosting a new training class for the Denton County Community Emergency Response Team (CERT). The Community Emergency Response Team (CERT) Program educates people about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

- The Training is open to any County Citizen
- All 4 days must be attended to receive your certification.
- All classes will be held at the Emergency Operations Center located at 9060 Teasley Lane in Denton.
- Registration Deadline is Tuesday March 31, 2009
- Class Space is Limited
- Register By Contacting: Brenda Gormley / [brenda.gormley@dentoncounty.com](mailto:brenda.gormley@dentoncounty.com)

Class Times:

4/17/09: 6p – 10p    4/24/09: 6p–10p

4/18/09: 8a – 5p    4/25/09: 8a – 5p

## Email Mailing List



Thanks to everyone who has joined our Email Mailing List. Currently there are about 161 email addresses that have been receiving periodic emails regarding our

community. The Email Mailing List is our way to share any 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](mailto:pecanecreek@gmail.com). Subject: Mailing List. Your information will not be sold and will be used for the sole purpose of sharing community news.

## Neighborhood Bulletin Board

### Honey Do List

Need help with that Honey Do List?

For those small handyman jobs you never seem to have the time for,

Contact: Gary Christopherson  
940-271-9477

### GOLF LESSONS!! – New Year special 20% off first lesson.

Whether you want to learn the basics or lower your score this PGA teaching professional with over 15 years experience can show you how with easy to learn techniques.

Group or Private lessons for: Juniors, Seniors, Men and Women.

Contact: Bruce Sims at 214-475-5168.

Website: [www.brucesims.com](http://www.brucesims.com)

### Boutique Children's clothes and monogrammed gifts for the whole family!

[www.trenditotsboutique.com](http://www.trenditotsboutique.com)

Renee Reeves

6605 Smoketree Trail

Denton, Tx. 76208

[rpizar@aol.com](mailto:rpizar@aol.com)

Call me at 940-271-4715 to view a selection of **hand-made pottery items**. No two items are alike. Items consist of molded, glazed and fired jewelry, crosses and decorative garden pieces. Low prices. Cheryl Christopherson.

## **SPEEDY CUT** LAWN SERVICE

"Top-Notch" Lawn Service

- Lawn Maintenance
- Fertilizing
- Weed Control
- Seasonal Color
- Flower Bed (Design/Installation)
- Garden Borders (Stone/Brick)
- Flagstone Patios
- Fence Staining

For a free quote contact SPEEDYCUT:

[www.speedycutlawn.com](http://www.speedycutlawn.com) or 940-591-7999

Most lawns \$18-\$24 per visit

Ask about the free cut special & the Pecan Creek neighborhood discount

**Natalie's Hookah Lounge** located on 233 W

Hickory Street, off downtown square.

[www.myspace.com/nataliescafe](http://www.myspace.com/nataliescafe)

**Saturday Play Groups:** please contact Brandy Hulseley at [brandyhulseley@verizon.net](mailto:brandyhulseley@verizon.net) if you are interested to meet-up to get other moms and kiddos of the neighborhood acquainted. As more people join, more specifics of age groups & locations will be determined.

## Neighbor Announcements

Ryan Thomas Kmaya- baby brother to Angelina, born to Natalie and Imad on November 18 2008, 3811 Desert Willow Drive.



*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](mailto:pecanecreek@gmail.com). Deadline is 5/15/09.*

## Neighborhood Tips

*Ron Johnson - liaison to Crime Watch Committee*

### Crime Prevention Tips

#### *Suspicious Activities*

Protecting your neighbors from crime helps to protect your home as well. If you see suspicious activity around a neighbor's home (or your own!), A Denton Police officer can be sent to the location to check out the activity and possibly prevent or stop a crime from occurring. Although not all inclusive, below is a list of suspicious activities that should alert you to call the police:

- Unknown individuals going door to door, especially if one or more persons go to the rear of the residence.
- Someone waiting or loitering in front of a house.
- Someone forcing entry into your neighbor's or an unoccupied house.
- A person running and/or carrying property at unusual hours.
- Foot traffic too and from a location on a regular basis.
- A person loitering around cars, especially if they are peering inside or trying door handles.
- Persons loitering around schools, parks or secluded areas.
- Strangers walking or driving through the area, especially making several or slow passes by an area.
- "Delivery persons" with the wrong address or asking for someone else.
- Parked vehicles, especially if they are left for long periods or have strangers sitting in them.
- Vehicles being loaded with property, especially from a vacant home or one where occupants seem to be gone.
- Vehicles containing valuables or weapons in plain view.
- A locked vehicle where someone is trying to force entry or remove parts.
- Property offered for sale at a very low price.
- Open or broken windows or doors on vacant houses.
- Unusual sounds such as gunshots, screaming, breaking glass or dogs barking continuously.

### Landscaping Tips from Four Seasons Nursery



- Trees - Shrubs
- Annuals - Perennials
- Hanging Baskets
- Organic Products
- Mulches - Compost
- Fertilizers
- Chemicals
- Pottery

www.fourseason91.com

The staff at Four Seasons Nursery would like to welcome the Preserve at Pecan Creek H.O.A. We look forward to the opportunity of assisting you with all your lawn and gardening needs. Four Seasons has been locally owned and operated in Denton since 1991 and has a combined 90 years experience on staff.

Four Seasons offers a 10% discount to any member of the H.O.A. on all purchases, with the exception of sale items and weekly specials. Simply inform the cashier at the time of check-out that you are a member of the Preserve at Pecan Creek Home Owners Association.

**March** – Pre-emergent weed control should be applied by the end of the month and fertilization begun once the lawn begins to green.

**April** – Annual and perennial color should be planted early to ensure strong root and plant development.

**May** – Begin weekly inspections of trees, shrubs and flowers for any signs of insects, fungus and any other disease problems, as May is the prime time for these problems to occur.



### Did you know?

The Preserve at Pecan Creek currently has 506 current homeowners of which **216 are past due on their accounts.**

*Stats as of 2/9/09.*

Lonestar Association Management has launched a new online payment system. To take advantage of their new system, please visit their website at [www.lonestarmanagement.com](http://www.lonestarmanagement.com). You will need your last name & 7-digit account # minus the first two zeros and dash from your statement to request your login information.

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 Pam Avlos 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: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ OTHER PHONE: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_



**Lone Star Association Management**

2500 Legacy Dr. Suite 220 Frisco, TX 75034

**Directory of Community Management**

Susan Garrett

469-384-2088 x112

[sgarrett@lonestarmangement.com](mailto:sgarrett@lonestarmangement.com)**Administrative Assistant**

Michelle Rose

469-384-2088 x131

[mrose@lonestarmangement.com](mailto:mrose@lonestarmangement.com)**Accounting Representative**

Soozi LaFlamme

469-384-2088 x117

[slaflamme@lonestarmangement.com](mailto:slaflamme@lonestarmangement.com)**Office Hours****M-F 8:30a - 5:00p****After Hours Emergency**

214-373-2169

## HOA/Developer Updates

### Susan Garrett - Our HOA Manager

As a reminder to homeowners, some common violations are, basketball goals (they cannot be visible); trash containers (must be stored where not visible) and A/C screening. A/C's must be screened from view either by plant material or some type of structure. We have compiled a list of those homes in violation and will begin to strongly enforce this violation. If your A/C is not screened from view, please make sure this is done within the next 30 days. If this is a builder issue, please have your builder correct the situation. All builders have copies of the CCR's and are aware of this guideline. It is your responsibility as a homeowner to see that they address the issue. If you have spoke with your builder and have a time line for when this will be taken care of, please let Lonestar know so we can note your account to avoid further violations or fines. Also, if screening with some type of structure, please submit an ACC request prior to installing.

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*We're on the Web!*

[www.thepreserveatpecan creek.com](http://www.thepreserveatpecan creek.com)

*Check out the Events Calendar!*

**The Preserve at Pecan Creek  
Homeowners Association, Inc.**  
2500 Legacy Drive, Suite 220  
Frisco, Texas 75034