

THE PRESERVE NEWS

QUARTERLY PUBLICATION



Welcome

Karisa Adams

Welcome to the summer issue of The Preserve News! This issue includes lots of tips for summer, Pool opening details as well as details on many of upcoming events. As always if you have any suggestions for the newsletter, please email them to pecan creek@gmail.com

Committee Corner

Landscaping:

Gary & Cheryl Christopherson

Spring is upon us and so far it has been a great growing season. An abundance of rain along with cool temperatures has provided us with many beautiful lawns and gardens in the neighborhoods.

Our annual "Yard of the Month" program started up again in May and the three winners each received a \$50 gift certificate from Callaway's and a gift from the landscape committee.

Congratulations to our 2007 Month of May winners!

| | |
|--------------|----------------|
| The Trails: | 4725 Fox Sedge |
| The Meadows: | 4509 Baytree |
| The Glen: | 6405 Daisy |

We're sure everyone has noticed the new trees that have been planted along Lakeview Blvd. Quite a few of the original trees had been damaged by over watering several years ago which resulted in the tops dying, consequently, they would never develop into full size trees.

The addition of many Knockout Rose bushes along the boulevard has made a wonderful visual impact. These roses are very prolific and disease resistant.

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The Landscape Committee organized and hosted a "Litter Pickup Day" along the hike/bike trail and Lakeview on April 21st. Trash bags and water were provided by Standard Pacific Homes along with kiddie meal coupons from Chick-Fil-A. Thank you to all that helped or participated.

We will soon be able to rest or just sit and read a book along the hike/bike trail. Benches and trash receptacles will soon be installed along the trail for our use.

Volunteers Needed!

The Landscape Committee is looking for a few new members. We currently do not have representation from The Trails and, with all the new construction in the next phase of The Glen; we need a volunteer from that area as well. Please contact Gary or Cheryl Christopherson at 940-271-4715 or garycherylc@gmail.com

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.pecan creekhoa.com.

Committee Corner – Cont'd Neighborhood Watch

Jim Basham

Residential security is a critical component of a neighborhood watch program. The following guidelines should be used in reviewing your residential security.

All entrances, including service doors and gates, should have quality locks--preferably deadbolt. Check your:

- Front Door
 - Rear Door
 - Garage Door(s)
 - Service Door(s)
 - Patio Door
 - Sliding Glass Door
 - Gate
 - Swimming Pool Gate
- Don't leave keys "hidden" outside the home. Leave an extra key with a trusted neighbor or colleague.
 - Keep doors locked even when you or family members are at home.
 - Have locks installed on your fuse boxes and external power sources.
 - If you have burglar or intrusion alarms, check and use them.
 - Keep at least one fire extinguisher on each floor, and be sure to keep one in the kitchen. Show family members and household help how to use them.
 - Periodically check smoke detectors and replace batteries when necessary.
 - Know your neighbors. Develop a rapport with them and offer to keep an eye on each other's homes, especially during trips.
 - If you observe any unusual activity, report it immediately to the Denton Police Dept.

- A family dog can be a deterrent to criminals. But remember, even the best watch-dog can be controlled by food or poison. Do not install separate "doggy doors" or entrances. They also can admit small intruders.
- Keep flashlights in several areas in the house. Check the batteries often, especially if you have children in your home. (They love to play with flashlights!)
- If you observe any unusual activity, report it immediately to the Denton Police Dept.
- While at home, you and your family should rehearse safety drills (especially with bad weather) and be aware of procedures to escape danger and get help.
- Educate family members and domestic help in the proper way to answer the telephone at home.

Security Do's for Children

- Teach children never to admit strangers into the home.
- Teach children local emergency phone numbers. Make sure younger children know their name, address, and phone number.
- Caution teenagers about "blind dates" or meeting anyone they do not know.
- Teach young children how to answer the telephone so that they do not give out personal information, such as home address, absence of adults, etc.
- Teach children how to say no to strangers.
- Teach children how to exit the house in case of emergency.

Pool:

Cindy Long

Pool Opening is May 27th!**Hours of Operation:**

Sunday – Thursday 9a – 9p

Friday – Saturday 9a – 10p

Access Code: 2-5-1-3

FORESTAR has hired a new lifeguard company that will be starting on May 27th. They will be on the property starting at 10:30 a.m. until closing. Please remember to check in with the lifeguards.

Please follow the pool rules at all times to ensure the pool stays safe and clean for everyone. Please do not share the pool code with anyone who is not a Preserve Resident.

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

Volunteers Needed!

We need volunteers to join the Pool Committee. For more information or to sign-up, please email our HOA Manager, Cyndy Long at clong@lonestarmangement.com.

Neighborhood Happenings

The Developer, FORESTAR is in the process of correcting drainage issues around the pool area.

The Amenity Center is getting a facelift (re-staining the covered area) and cedar shutters added to match woodwork. The Developer has hired a Landscape Architect to come in and update the landscaping and fencing around the pool area. With the pool season in progress, some of this may be done once the pool closes. Fans will be installed to help keep things a little cooler.

Park Benches and trash cans have been ordered and should be in shortly. They will be placed in the common areas (along the trails and playground area).

Upcoming Events:**Denton Upcoming Events:**

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

Thursday evenings in 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. Bring a blanket, chair and dinner to enjoy the free concert series. Visit www.dentonmainstreet.org

Thursday evenings in June: 9:00p–11:00p
Movies in the Park at Civic Center Park. Flushed Away, Charlotte’s Web, Curious George & Over the Hedge. FREE Admission!

Friday evenings June 5th – August 10th: 5p–9p
Family Fun Nights at Water Works with BOGO admission!

Saturday mornings May – Oct: 10:00a – 1:00p
FREE May through October – Every Saturday Morning (weather permitting) an open, acoustic jam session for all levels of musician. Come to listen or bring your guitar, drums, fiddle, spoons or your best singing voice to join the fun.

06/15 Gospel Extravaganza: 6:00p
Praise in the Park featuring gospel music, praise dancers & more! CH Collins Activity Stage in Fred Moore Park.

06/16 Juneteenth Grand Parade: 10:00a
The Parade leaves Civic Center winding its way through the southeast Denton neighborhood to Fred Moore Park.

06/16 Juneteenth Celebration: All Day
The celebration is a day filled with fun and excitement for the whole family.

08/17 – 08/25 N. TX State Fair & Rodeo: 6:00p
Visit www.ntfair.com for more info as the event

City Happenings

Denton County Transportation Authority's Regional Rail Line Project:

Visit www.raildcta.com for more info.

Summary:

- 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 m.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'.

* Summer meetings not scheduled at this time. *

Email Mailing List

Thanks to everyone who has joined our Email Mailing List. Currently there are about 76 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:

Timely Tips for June Gardeners: Enjoy Summer Color

Add instant color to your summer gardens with a trip to **Calloway's Nursery**. From annuals to perennials to shrubs to trees, color is found in blooms, foliage and even in the plumes of ornamental grasses.

The distinct patterns of Caladium leaves or textured foliage of Coleus adds interest to shady gardens. The dazzling Daylily or drought-tolerant Lantana provides splashes of blooms for full sun. Crape Myrtles are sending forth sprays of blossoms and the Esperanza displays clusters of bell-shaped flowers. Color abounds even in the heat of summer!

Remember to use **Calloway's premium soils** at the time of planting and water well with a Root

Stimulator mixture. Also, add plenty of mulch to insure the best results from your summer color plantings!

Denton's Water Contingency Plan:

www.cityofdenton.com

Outside irrigation & recreational water use abides by the following schedule:

- Voluntary schedule for Stage 2 & under.
- Mandatory schedule for Stage 3.

| | |
|--|-------------------------------|
| <u>Last Digit of Address:</u> | <u>Allowed Watering Days:</u> |
| Even (0, 2, 4, 6 or 8) | Sundays & Thursdays |
| Odd (1, 3, 5, 7 or 9) | Saturdays & Wednesdays |
| *No outside or recreational watering at Stage 4* | |

"Effective May 17, 2007, Denton Water Utilities deactivated Stage 1 - Mild of its Water Conservation and Drought Contingency Plan..."

Check the City's website during the summer to stay updated on any watering restrictions.

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Office Hours

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

After Hours Emergency

214-373-2169

We're on the Web!

www.pecancreekhoa.com

site is under construction

HOA/Developer Updates

THE PRESERVE AT PECAN CREEK

Denton, TX



FORESTAR. 1300 South Mopace / Austin, TX 78746 / 512.434.3888 / www.foresargroup.com

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