

THE PRESERVE NEWS

QUARTERLY PUBLICATION



Welcome

Karisa Adams – Newsletter Editor

I'm happy to report that we have updated articles once again from all of our committees! After a dry spell in our committees for quite some time, it's nice to see our committees thriving from resident volunteers. This benefits everyone in the community. The committee that is still in the process of revamping is the Crime Watch Committee so please pay special attention to the article by Ron Johnson, Advisory Committee Member. Ron has been tasked with helping to get the Crime Watch Committee going.

I also would like to announce that I will be stepping down as Newsletter Editor with this Summer Edition being my last. After 3 years and 14 newsletter issues, I've really enjoyed the time I spent on the committee and having the opportunity to bring everyone "The Preserve News". If you are interested in volunteering as Newsletter Chairperson, please contact Susan Garrett at sgarrett@lonestarmangement.com

Committee Corner

Diane Foley: Chairperson

Landscaping:

Congratulations to our Yard of the Month Winners!

May: The Trails: 6020 Moor Hen
The Meadows/Glen: 4700 Indian Paint
The "GlenMore"*: 3604 Desert Willow

* The "GlenMore" name is only represented by the Landscape Committee since it does not have an official name. For any clarification, this is the area behind the models.

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.

INSIDE THIS ISSUE

Welcome	1
Landscape Committee	1
Social Committee	2
Pool Committee	2-3
Crime Watch Committee	3-5
Advisory Committee	5
Upcoming Events	5-6
Email Mailing List	6
Neighborhood Happenings/Tips	7
HOA/Developer Updates	8

Wow!!!!!! Has time been flying by, here it is another newsletter to be informed of what's going on with the Landscape Committee.

We have been working with Hadden Landscape determining changes to the flower beds and selecting spring colors. The back entrance off Moor Hen is now operative with sprinklers so there will be new flowers placed in this flower bed this spring. We have also had Hadden trimming up some of the trees and shrubs for some of you who are noticing.

Again, it has been asked of me to notify the residents to be more respectful to our neighbors with the dog droppings both in yards and along the walking path and trail. We have also been experiencing graffiti along the walking path both on the benches, trash receptacles, and concrete. For those who have children, please explain that this is not a practice for our neighborhood. We have contacted the local police dept and filed a compliant.

Many of you have worked so hard on beautifying your yards. It was too hard to choose the Yard of the Month for May.

It is greatly appreciated, for many of you who have trimmed up your trees along the sidewalks. Let's keep up the good work.

Committee Corner – Cont'd

Social:

Robyn Brumfield: Chairperson

The Social Committee meets every 2nd Thursday of the month at 6:30 pm at the Amenity Center. Everyone is welcome! If you would like to volunteer to help out with one or more events, please contact Robyn Brumfield at robyn.brumfield@gmail.com.

Groups are beginning to form and you are invited to be a part of them! Just contact the group facilitators to get more information on dates & times. If you would like to start a group please contact Robyn Brumfield.

Running Club

Contact: Janice Hauge
janajen@aol.com

Walking Club

Contact: Stacy Russell
stacyrussell@yahoo.com

Scrapbooking Club

Contact: Brandy Hulsey
brandyhulsey@verizon.net

KIDDIE KORNER

PECAN CREEK PLAY GROUP

The group meets on
Wednesdays and Saturdays
at 10:00 AM.



Wednesday Group Organizer: Stacy Russell

stacyrussell@yahoo.com

Saturday Group Organizer: Brandy Hulsey

brandyhulsey@verizon.net

STROLLER CLUB

Stroller club meets on Saturdays at 9:00 AM in the Amenity Center parking lot. For more information contact Robyn Brumfield robyn.brumfield@gmail.com



Upcoming SUMMER Events

Mark your calendars!



40 & Up Club

Open for anyone over 40, card games, potluck & fun!

The group meets at the Amenity Center at 7:30 pm. Mark your calendar for the summer dates: June 13th, July 25th and August 22nd.

\$1.00 Hot Dog Nights

Come on down to the Amenity Center for a cheap dinner and stay to swim with your fellow neighbors! June 25th, July 16th, July 30th, August 6th & August 27th : 5:00 pm – 7:00 pm

\$1.00 Ice Cream Socials

Grab a cool treat at the Amenity Center and stay and swim with your fellow neighbors! July 11th & August 15th 12:00 pm – 2:00 pm

End of Summer Bash

September 12th
12:00 pm – 5:00 pm
FREE event at the Amenity Center. Free food & fun!

*** Seeking a volunteer **Water Aerobics** instructor! If you would like to volunteer to hold weekly classes please contact Robyn Brumfield robyn.brumfield@gmail.com.

Keep up to date on upcoming events by getting on the Pecan Creek email distribution list or by checking the website. Please see pg. 6 for details.

Pool:

Karen Nygaard: Chairperson

The summer heat has been upon us for a few weeks now and the pool has become a cooling off haven for many residents. The new key cards have been mailed to each household in groups of 100. If you did not receive your cards please contact Lone Star Association Management. This new entry system will be a welcome change to the ever changing monthly code.

Committee Corner – Cont'd

No more signing in every time a homeowner visits the pool. Homeowners are reminded “not to share their key card” or “admit homeowners who say that they forgot their card”, just as we were all reminded not to share the code in the past. 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.

The pool hours will be 10 AM–10PM, closed Mondays. As a reminder to all homeowners, no matter what hour the pool is open, remember to NEVER swim alone. Be sure you have a partner or a buddy with you at all times. Refer to the insert sent with your key card for additional information about pool usage. The emergency phone is fully operational and has been tested to assure that the safety connection is available to the homeowners should it ever be needed. Thanks to Susan Garrett our Association representative for staying on top of this very important issue.

The children’s pool has been resurfaced and is ready for the summer. I hope that you and your children will enjoy this great improvement. I have been assured by Susan Garrett that the Amenity Center Pool is in compliance and that all new drains have been installed.

The biggest change for this year will be NO LIFE GUARDS ON DUTY.

As residents of Pecan Creek I ask each and every one of you to treat our pool and Amenity Center with respect. If you move tables and chairs around to get the best rays, please return them to their original position after your usage. Return the lounge chairs to a down, less wind prone position, push in the chairs around the table, pick up and clean up after yourself. Don’t be afraid to pick up the pool skimmer and remove the leaves. Clean up spills that could bring the ants. On the same note if you find the premises not to your liking or feel something

needs attended to please notify a Pool Committee Member, an Advisory Member or Susan Garrett at LoneStar.

A Porter Company has been hired to maintain the premises but they will not be on site every day. We need your input to determine just how much time they will need to be present in order to keep our premises safe and clean.

The Pool Committee Meets regularly at the Amenity Center on the second Thursday of the month at 6:30 PM. All homeowners are invited to sit in on these meetings. We currently have seven active homeowners on the committee and would welcome more if anyone is interested. The Pool Committee Members will work closely with the Social Committee Members to plan and serve the various functions the Social Committee has planned for the summer. We are also looking for homeowner volunteers to work or chaperone these events. There are many events planned for the summer but in order for them to be considered a success and what the homeowners want we need to have participation and we welcome your comments and suggestions always. Feel free to contact me by email or call my home phone listed below.

Your pool committee,

Ray Stifl, Jeanne & Larry Parchman, Dana Erwin,
Felicia Pittman, Christina Kraft- Anderson

Respectfully,

Karen Nygaard – eanygaard@aol.com
940-382-8058

Crime Watch:

Ron Johnson – Advisory Committee: liaison to Crime Watch Committee

Neighborhood security can be perplexing. At one minute, life seems warm and fuzzy and the next, the end of the world seems to be crashing in. Homeowners associations are often called on to provide security for the community. Some provide

Committee Corner – Cont'd

controlled entry, armed patrols, video cameras and other high tech gadgetry. Others build fences and moats. All of this is costly. Does it really do the trick?

Actually, security is mostly perception. And, that perception works both sides of the street: resident's perception and intruder's perception. Both can perceive a secure environment but not necessarily at the same time. For example, a resident may feel secure because of a new video surveillance or alarm enhancements. The intruders laugh because whole systems can be neutralized easily or have major gaps.

For this weak link, a Neighborhood Crime Watch Committee is helpful. If resident security laxness is detected, individuals can be reminded personally or periodic reminders sent or posted about specific security issues. One of the Committee's jobs is to keep residents aware, not scared. Information distribution and meetings are particularly effective following a crime. The Committee can also host meetings with guest speakers like police, detectives and security companies. Often, we all know what we should do. Reminders help keep us better security focused so we do what we should.

Accordingly, here are some tips to prevent burglaries:

1. Clean up your yard. Do not leave toys, tools or other items lying around. Make sure that your home's yard is kept neat and tidy.
2. Make sure that there are no dark or concealed areas around your home. Cut your shrubs if they are too big.
3. Close all of your windows whenever you leave home. It does not matter how short of a trip you are going on; all of your doors and windows should be locked whenever you leave home.
4. Install a peephole if your door is solid. Install a peephole in your door so that you can see who is at the door without opening it.
5. Never leave notes on your door for deliverymen.
6. If you need to let someone into your home while you are away, purchase a lockbox for the key. Never leave a key "hidden" by your house as this makes your home an easy target for burglars. Also be sure to replace your locks whenever you lose your keys.
7. Unplug your garage door opener if you are going on vacation.
8. Place an extra lock on your sliding glass door. Use a piece of wood placed in the door track if you do not do anything else. Also if you leave your door open while you are home, make sure that you keep the door open only far enough to let air in, but not enough that a person could fit through it.
9. Purchase a timer for your lights if you are not going to be home at night.
10. Install motion detectors and proper lighting if you have a privacy fence.
11. Immediately replace any door locks or latches that are in need of repair.
12. Temporarily stop your mail and newspaper services if you are going on vacation. Your other option is to find a reliable person (i.e. friend, neighbor, or other family member) who is willing to pick your mail up for you each and every day.
13. Make sure that the doors that lead outside to your pool or back patio are kept locked. You should also place a deadbolt lock on these doors for added protection.
14. If you see a crime being committed, you should immediately call the police. While crime prevention is everyone's responsibility, you should never try to resolve the issue yourself. Try to get the car's license number and description for the police, as this is also great information for the police to use. If the crime has taken place in your residence, do not enter the dwelling but immediately call the police instead.

Committee Corner – Cont'd

You should also keep a list of your valuables in case the crime occurs in your home or apartment.

The Preserve Crime Watch Committee needs volunteers. We currently have 5 families that have volunteered to participate. Please let me know your interest by sending a brief note and contact information to Ron Johnson at preserve.crime.watch@gmail.com.

Advisory:

Tom Macauley – Chairperson

It has been suggested that the majority of the unpaid dues are in the Trails section of the Preserve as they were the least expensive homes. I do not know where this information came from, but this concept is very far from the truth. I have summarized the delinquent dues by section instead of by street.

The Trails have 38 homes with unpaid dues. The Meadows have 13, The Glen has 10, the new section that is next to the Glen has 42, the new houses east of the models have 11 and the section northwest of the amenity center has 17, for a total of 124 homes with unpaid dues totaling \$52,080.00.* There seems to be a variety of reasons ranging from “do not want to as we get nothing for the dues” to “cannot pay due to unemployment”. Whatever the reason, the dues are unpaid and being funded by the developer.

As the summer draws closer and the pool opens many of these delinquent home owners will attempt to use the pool area. The HOA has installed a card reader on the gate to the pool and all homeowners will receive a key card. However the key cards issued to homeowners with delinquent dues will not permit access to the amenity/pool area. If you observe someone having difficulty opening the gate please refer them to the HOA office for assistance. They can call Susan Garrett at 469-384-2088 ext 112 or Michelle Rose at ext 131.

**stats as of early May.*

Upcoming Events

Neighborhood Events:

Please reference the Social Committee Article on pg. 2. Dates/times could be subject to change so please ensure you watch the events calendar on our website as well as sign up for our email mailing list.

Denton Area Events:

Susan McIntosh – Newsletter Committee

As usual, North Texas has a lot to choose from to stay busy. Many are free or low cost, so take the family, get out and have some fun!

June 19 & 20 – Juneteenth – 2 day event at Fred Moore Park; basketball tournament, softball competition, grand parade, food, music, children’s games

June 20 – Denton Air Fair – formation flying, aerobatic displays, and vintage warbird flights; bring chairs/blankets; 6 and under free, 7 and older \$5.00 – parking is free

July 4 – Lake Dallas fireworks; Free; Lake Cities Idol Competition (\$1000 prize and studio time), parade, entertainment, ends with truly wonderful fireworks show

July 10-12 – Taste of Dallas, West End; Free; food samples from some of the city’s best restaurants, music, entertainment, midway, arts and crafts, wine tasting

July 17 – 12:15 to 1:00 p.m.; There will be a lecture at the courthouse titled “How to Reproduce Your Historic Photographs” by Kim Cupit, Curator of Collections for the Denton County Museums; this is one of a series that runs through the end of the year.

August 1 – Lewisville Lake Toll Bridge Fun Run/Walk – 5k run at 8:00 a.m., family fun walk at 10:00 a.m. Your chance to cross the bridge before it opens! Limited to the first 2500 entrants so hurry to sign up.

Upcoming Events – Cont'd

Ongoing – Disc Golf at The North Lakes Disc Golf Course. First come, first served course is free. There are weighted discs for use at the Rec Center for a \$20.00 deposit, or bring your own frisbee. It's a simple game that can be played by all ages. If you can throw a frisbee, you can play this game.

Ongoing – Denton County Parks and Recreation has a summer camp for every child from age 4 through 15. Prices, activities and locations vary. The brochure can be found on line at cityofdenton.com

Ongoing – UNT Elm Fork Summer Camp – varying prices, weeklong half day sessions, limited to 25 students per class so enroll early Web site: efec.unt.edu

Ongoing – Denton libraries – There's a lot of fun things planned for the summer at the area libraries. These are all free events and you'll find something for everyone. On June 9 the Ringling Brothers Clowns will be visiting all three Denton County libraries. www.dentonlibrary.com

Ongoing – Denton Waterworks and Natatorium – opens for Memorial Weekend then for the season June 6; see Dentonwaterworks.com for pricing and hours

Ongoing – Center for Animal Research and Education – this is a haven for big cats, a place for rehabilitation from sickness, abuse, and injuries. It's a bit of a hike – 60 miles – but where else can you get this close to pumas, lions, and tigers? Kids under 7 cannot go on the tour and for the rest of you the cost is \$10.00 for adults, \$5.00 for children. This is a non-profit organization and the admittance fees are suggested donations. Check it out on line: bigcatcare.org.

Neighborhood Happenings

Diane Foley – Landscaping Chairperson

As many of you know, the Preserve has had a few short sales and foreclosures. The market has seemed to pick up a little since our government has been providing solutions to keep the homeowners in their homes to prevent foreclosure. This has been a draw back when attempting to get fair comparables to our homes.

Many of us have taken so much pride in our homes both exterior and interior upgrades. In order for our community to bring up the bar in resale, let's consider analyzing what we should list our homes for, especially when we have our builders getting their asking prices for these homes.

Unfortunately, these sales are not published, and therefore, are not shown on the comparable market analysis. These homes are ranging from the high \$200,000 to low \$300,000. Realtors have had a slow period for the past 18 months. So let's help each other and take pride when pricing our homes.

Email Mailing List Sign-Up



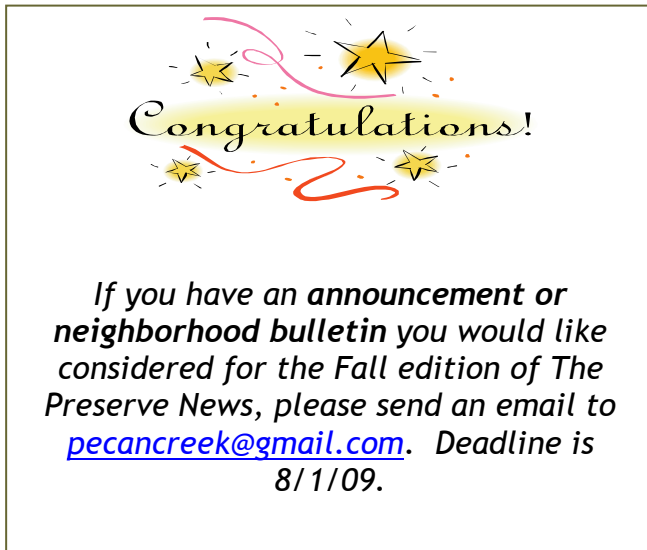
Thanks to everyone who has joined our Email Mailing List. Currently there are about 172 email addresses that have been receiving periodic

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 pecancreek@gmail.com. Subject: Mailing List. Your information will not be sold and will be used for the sole purpose of sharing community news.

Please keep in mind that the pecancreek@gmail.com email is not a contact for our HOA Management Company, LoneStar. Any HOA related issues, need to be directed to HOA Management.

Neighborhood Bulletin Board

Full Size maps are available for \$5.00 of our community by streets with labeled names. If anyone interested, please contact Diane Foley at dfoley5608@aol.com.



Summer Time Tips

Article courtesy of: www.epa.gov

A beautiful and healthy lawn is good for our environment. It can resist damage from weeds, disease, and insect pests. Pesticides can be effective, but need to be used according to the directions on the label and should not be relied on as a quick-fix to lawn problems.

Here are some tips to follow

- **Develop healthy soil.** Make sure your soil has the right pH balance, key nutrients, and good texture. You can buy easy-to-use soil analysis kits at hardware stores or contact your local County Cooperative Extension Service for a soil analysis.
- **Choose the right grass for your climate.** If your area gets very little rain, don't plant a type of grass that needs a lot of water. Select grass seed that is well suited to your climate and other growing conditions such as the amount of sunlight and rain your lawn receives. Over-seed your lawn each Fall by spreading seeds on top of

the lawn. A thicker lawn helps to crowd out weeds. Your local County Extension Service can advise you on which grasses grow best in your area.

- **Longer is Better.** Make sure the lawn mower blades are sharp. Grass that is slightly long makes a strong, healthy lawn with few pest problems. Weeds have a hard time taking root and growing when grass is around 2½ to 3½ inches for most types of grass.
- **Water Early.** It is time to water if footprint impressions stay in the lawn and do not spring back. Water early in the morning and only for short periods for time so the soil may absorb the water. Longer grass has stronger roots and retains water better.
- **Correct thatch buildup.** Thatch is a layer of dead plant materials between the grass blades and the soil. When thatch gets too thick, deeper than ¾ of an inch, water and nutrients are prevented from getting into the soil and reaching the roots of the grass. Overusing synthetic fertilizer can create heavy layer of thatch, and some kinds of grass are prone to thatch buildup.
- **Recycle grass.** Don't pick up the grass clippings after you mow. Clippings will return nutrients and moisture to the soil. Consider buying a mulching lawn mower. This will cut the grass clippings finer and blow them into the lawn.
- **Let your lawn breathe.** Once a year, remove small plugs of earth to allow air and water to aerate the grass roots.
- **Invite a few weeds and insects into you garden.** Think of you lawn as a small piece of nature where pests have their place. Often, nature provides its own pest control in the form of birds or other insects that feed on the insects we consider nuisances.
- **Use manual tools.** Tools that don't require electric or gasoline engines are especially handy for small yards or small jobs. There are hand tools available that will meet a wide variety of lawn and garden needs, like lightweight, quiet, easy-to-use reel push mowers that generate no emissions.

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

Michelle Rose

469-384-2088 x131

mrose@lonestarmangement.com

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Soozie LaFlamme

469-384-2088 x117

slaflamme@lonestarmangement.com

Office Hours

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

After Hours Emergency

214-373-2169

HOA/Developer Updates

Karisa Adams - Newsletter Editor

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

We're on the Web!

www.thepreserveatpecan creek.com

site is under construction

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