

THE PRESERVE NEWS

QUARTERLY PUBLICATION



Welcome

Karisa Adams

Welcome to the Winter issue of The Preserve News! We hope that this newsletter finds our neighbors preparing to enjoy the holiday season with whatever plans you might have from traveling, to visiting family & friends or enjoying a quiet season at home. All of the committees and our HOA would like to wish you & yours a Happy Holiday and a prosperous New Year!

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Committee Corner

Landscaping:

Gary & Cheryl Christopherson

Congratulations to the FALL Yard of the Month Winners!

The Trails: 4516 Fox Sedge
 The Meadows: 4605 Black Walnut
 The Glen: 4208 Boxwood

Don't forget about the Christmas lighting contest in December!

These homes were selected in October for their fall color and decorations as well as a neat yard. Each winner received a gift from the Landscape Committee and a \$50.00 gift certificate from Calloways.

Our next, and last, award for this year will be for Christmas lighting. Sometime in mid December the Landscape Committee will select one home from each of the three neighborhoods based on curb appeal, not necessarily quantity of lights or decorations.

The fall color is in along Lakeview Blvd. Each planting bed has been filled with dozens of multi-colored pansies and purple kale. The fall display of haystacks, pumpkins and scarecrows was set up for the enjoyment of all the families coming in and going out of the Preserve. We hope many of you took the opportunity to capture a family picture.

We have noticed our new trashcans being used and this is truly beneficial to our neighborhood environment. There is definitely less litter now along Lakeview Boulevard and the hike/bike trail. We thank everyone for their consideration in helping keep our Preserve a clean and welcoming place in which to live and play.

Your Landscape Committee,

Gary and Cheryl Christopherson: Co-chairs
 John and Kay Warren
 Donise Lent
 Lori Schafer
 Jennifer Dudley
 Stephen Ducar

Committee Corner – Cont'd

All of our committees need volunteers!

Below is a short description of each committee.

Landscaping:

The Landscape Committee acts as advisors to Lone Star Association Management by providing input on seasonal color changes as well as long and short term community landscape improvements. They also monitor the conditions of the landscape and notify LoneStar of anything that appears to need attention.

Yard of the Month Program

The Landscape Committee will be awarding "Yard of the Month" recognition this year in May thru August. We will have a Fall/Harvest award and then the Christmas lighting and decoration in December. Each area (The Trails, The Meadows, The Glen) will receive their own award.

Pool:

The pool and amenity center provide a place to bring families together and build relationships throughout the neighborhood. The Pool/Amenity Center Committee is charged with monitoring and maintaining this area so that all shared facilities are clean, safe and fully operational for our residents to enjoy.

Architectural Review Committee (ARC):

The ARC committee reviews all requests for home improvements that homeowners must complete and be approved for before proceeding with the project. Examples include: gazebos, fences, trellises, pergolas, retaining walls, window awnings, flower bed borders, recreational equipment/structures, replacement of roof if material/color will change, sunrooms, porches, patios (including patio slab extensions), and covered patio structures.

Neighborhood Watch:

The Safety Committee organizes a neighborhood crime watch and works with the local police department to deter crime and communicate safety concerns. They also work with homeowners to resolve and communicate any other safety concerns.

Social:

The Social Committee organizes the social events for the neighborhood, welcomes new neighbors, and helps create a feeling of community.

Please help our community stay active in all areas of the Committees to make The Preserve a fun, safe & active place to live! If you are interested in joining any of the committee(s), please email our HOA Manager, Chris Munsch at cmunsch@lonestarmanagement.com or by phone at 469-384-2088 x105.

Advisory (*new committee*):

The Advisory Committee is something new that The Board of Directors of The Preserve at Pecan Creek would like to establish to assist in the overall governance and operations of the community. The Advisory Committee's goal is to prepare residents for the transition of the HOA from the Developer to the Homeowners in the future. The Board of Directors elected 3 members to this committee: Ken Bearden, Gary Christopherson & Tom Macaulay. There are 2 positions still open. If anyone is interested, please contact our HOA Manager, Chris Munsch with Lone Star Association Management.

Neighborhood Happenings

Anonymous Homeowner

Be courteous neighbors and watch out for unusual things. There has been a lot of vandalism in the community as far as yard ornaments being taken and smashed in streets, tires being slashed, and cars scratched up.

There are neighbors who have parties every weekend and keep other homeowners up. People need to be aware that their neighbors have small children that are trying to sleep and that people need to watch the noise they are creating after 10-11 on any night including weekends. If people live on a street that is particularly bad they can request from the police dept. to have a Close Watch done for a little while.

Pecan Creek Elementary

Renee Grems – PTA President

Flashing yellow signs near playgrounds tell us we are driving in a school zone. Does the lack of signal lights on Lakeview Boulevard mean this is not an official school zone? Nope. Regardless of whether or not a signal light is present, you are driving through a school zone each morning and afternoon. According to the Texas Driver's Handbook, the posted sign indicates "You are near a school. Slow down, and prepare to stop suddenly if necessary. Watch for children."

Children rarely need to cross Lakeview since no homes are currently on the south side, but children are most certainly present. Many are from families who have chosen to live in The Preserve partly because of the proximity of the school; Pecan Creek Elementary has a lot of walkers! Denton police officers are present, too, to help enforce the posted 20 M.P.H. speed limit.

The Highland Park City Council has banned the use of cell phones in school zones. More attentive drivers will mean safer children. Pecan Creek Elementary parents have been asked to suspend cell phone conversations not only while driving in school zones, but also while moving through the drop off line, the pick up line, and the parking lot. Won't you join us in ensuring the safety of all our children?



<http://www.dentonisd.org/pecancreekes/site/default.asp>

Upcoming Events:

Denton Upcoming Events:

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

12/7 – 12/9 Big the Musical:

From the 1987 movie, Big, starring Tom Hanks, the story of 12-year old Josh Baskin is told with song and dance. Friday & Saturday 7:30 PM - 11:00 PM Sunday 2:00 Pm - 4:30 PM. Contact: 940-382-1915 www.campustheatre.com

12/8 Victorian style Holiday Shopping: 2 – 2:45p

Bayless–Selby House Museum. Contact: 940–349–2865 www.dentoncounty.com/bsh

12/15 The Nutcracker:

The Festival Ballet of North Central Texas presents *The Nutcracker*. This is the 20th annual performance that Director Hugh Nini has brought to Denton's TWU Margo Jones Auditorium. For more information visit www.festivalballet.net or call 940–891–0830.

Month of December – Wonderland Christmas & Whetstone Lights Displays:

Both of these displays are located in Corinth and the homes animate their lights to music. It is definitely a site to see this holiday season!

www.wonderlandchristmas.com/
www.whetstonelights.com

2/16 Denton County African American Museum:

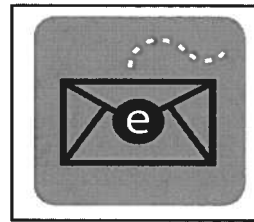
Join us in the celebration of the opening the Denton County African American Museum in located adjacent to the Bayless–Selby House Museum. www.dentoncounty.com/chos

11/15 – 1/5 Lone Star Christmas at Gaylord:

Inside, visitors will discover 1.2 million twinkling holiday lights, magical train sets, a 40-foot tall Christmas tree, and a life-size Gingerbread House, just to name a few. And don't be surprised if you run into Santa, Mrs. Claus, live reindeer, or a variety of strolling holiday entertainers! www.gaylordhotels.com/gaylordtexan/

Email Mailing List

Thanks to everyone who has joined our Email Mailing List. Currently there are about 88 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 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

Did you know... the Denton Police Department has a website where you can report non-emergency Neighborhood Concerns? Concerns ranging from Speeding, Traffic Issues, Illegal Drug Activity, Criminal Activity, Excessive Noise, Animal Issues & Illegal Parking. Many residents have voice their concerns about many of these issues either to the HOA or just in passing to other neighbors. Please make sure that you are also letting the appropriate authorities aware of any problems as well: <http://www.cityofdenton.com/pages/dpdneighborhoodconcerns.cfm>

10 ways to Winterize your Home:

1. Clean the gutters
2. Block those leaks

3. Insulate yourself
4. Check the furnace
5. Get your ducts in a row
6. Face your windows
7. Don't forget the chimney
8. Reverse that fan
9. Wrap those pipes
10. Finally, check those alarm

For the full article, please visit: <http://realestate.msn.com/Improve/Article2.aspx?c-p-documentid=1061006>

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Office Hours
 M-F 8:30a - 5:00p
After Hours Emergency
 214-373-2169

We're on the Web!
www.pecanreekhwa.com
site is under construction

HOA/Developer Updates

THE PRESERVE AT PECAN CREEK

Denton, TX



Legend:

- Residential - Active
- Residential - To be developed
- Residential - Closed
- Commercial
- Commercial - Sold
- Annexities
- Green Spaces
- Water

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FORESTAR
 Real Estate Group
 1280 South Maple / Austin, TX 78746 / 512.424.2888 / www.foresargroup.com

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