



Woodlands of Plano News

A Publication of the Woodlands of Plano Homeowners Association

February 2004

Woodlands of Plano Board Meeting Scheduled

The next Woodlands of Plano Board meeting is scheduled to be held Wednesday, March 17, 2004 at 7:00 p.m. The meeting will be held at Boggess Elementary School located at 225 Glen Ridge in Murphy, Texas.

Please make an effort to attend this important meeting to elect your new Board of Directors for 2004!

If you are interested in running for the Board, please contact your Association Manager, Brian Crow, at 214-871-9700, extension 220.

Fall Festival A Big Success!!!

What a great turn out at the Fall Festival! All who came had a great time listening to the live band, jumping in the bounce house, getting faces painted and eating good food.

Many thanks to the Social Committee, headed by Trish Vossman, for putting this festive event together for the entire neighborhood. These events are a great way to meet your neighbors, so please plan to attend our next get together. The Social Committee will inform us as to when that will be.

Tree Seedling Conservation Program

Soil and water conservation districts have evergreen tree seedlings and bare root hardwood seedlings in felt containers for windbreaks, noise barriers, wildlife habitat and erosion control. Collin County is offering 12 to 18 inch evergreens in bundles of 15 or hardwoods in bundles of 25. Orders must be received by Friday, February 6, 2004. Order pickup is on Friday, February 20, 2004. Go to 1406D North McDonald Street in McKinney. Evergreens are \$30, hardwoods are \$20. For more information call 972-542-0081, extension 3.



Good News Regarding Railroad Noise...

According to the Dallas Morning News, the Federal Railroad Administration has published new rules that allow cities to create "quiet zones" at all railroad crossings. The rules, which should be final in about one year, require cities to pay for the upgrades, which cost from \$15,000 to \$400,000, depending on the method chosen.

Local officials are pleased with the new rules because for the first time a maximal decibel level is set for train whistles. The rules could also shorten the duration of a train whistle's blast as it crosses a street by several seconds, a major plus for residents who live near an active rail line, like Woodlands of Plano.

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2004 BUDGET

	2004 Budget	2003 Budget	2003 Actual
INCOME:			
189 Class A Members @ \$360/Year	\$ 68,040	\$ 47,520	\$ 66,427
Late Fees	\$ 600	\$ 9,000	\$ 637
Legal Fees	\$ 1,200	\$ 252	\$ 1,236
Total Income	\$ 69,840	\$ 56,772	\$ 68,300
EXPENSES:			
Utilities			
Water	\$ 3,500	\$ 2,000	\$ 2,904
Electric	\$ 750	\$ 200	\$ 138
Total Utilities	\$ 4,250	\$ 2,200	\$ 3,042
Grounds			
Landscape Maint. - Contract	\$ 12,000	\$ 10,000	\$ 8,462
Landscape Improvements	\$ 3,000	\$ 3,000	\$ 18,136
Grounds Miscellaneous	\$ 2,000	\$ 1,000	\$ 1,528
Irrigation Repairs	\$ 1,000	\$ 1,000	\$ 501
Common Area Repairs	\$ 1,000	\$ 500	\$ 1,299
Total Grounds	\$ 19,000	\$ 15,500	\$29,926
General Administrative			
Administrative Supplies	\$ 2,200	\$ 1,700	\$ 3,013
Annual Audit/Tax Return	\$ 1,300	\$ 1,200	\$ 1,300
Social	\$ 1,500	\$ 1,500	\$ 1,777
Legal	\$ 1,500	\$ 500	\$ 2,339
Bank Charges	\$ 50	\$ 50	\$ 116
Professional Management***	\$ 9,000	\$ 9,400	\$ 8,950
Total General Administrative	\$ 15,550	\$ 14,350	\$ 17,497
Insurance			
D & O	\$ 1,300	\$ 1,300	\$ 1,040
Property	\$ 1,700	\$ 1,020	\$ 775
Total Insurance	\$ 3,000	\$ 2,320	\$ 1,815
Taxes			
Property Tax	\$ 75	\$ 75	\$ (773)
Total Taxes	\$ 75	\$ 75	\$ (773)
Reserve Fund	\$ 7,542	\$ 3,771	\$ 5,204
Total Expenses	\$ 41,875	\$ 38,216	\$ 56,711
NET INCOME (Deficit)	\$ 27,965	\$ 18,556	\$ 11,589

Capital Expense Sprinkler System for Common Areas \$10,000

2004 IMPROVEMENT PROJECTS

2003 ACCOMPLISHMENTS

- Hired new Landscape Company
- Cleared and cleaned up TU Electric property
- Cleaned up Common Areas
- Installed Sidewalks in Common Areas
- Installed Grass in Common Areas
- Entered into talks with Dart to acquire or lease common area property

2004 PLANNED IMPROVEMENTS

- Install Irrigation in Common Areas
- Install flood lights at North Entrance of Logan Drive (this improvement was completed in January)
- Negotiate Lease with Dart Properties to acquire property

ATTENTION DOG OWNERS!!!

Dogs barking constantly can be irritating. Please be considerate of your neighbors and contain your dogs! You may not realize that your dog is a problem if you are away all day, but for those in the neighborhood that stay home and especially those with small children needing naps, the barking dogs are becoming a HUGE annoyance.

Also, as always, please make sure that you pick up after your dog during walks. Let's build up our community by being considerate of those that live around us.

Classifieds

Thanks to all of our sponsors!

CUSTOM CAKES

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Birthday, Special Occasions,
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Melissa Standeford
214-647-2277



Carolyn Ries

**"Better Nutrition
for a Better Way of Life"**

Phone: 469-363-6360
Independent Dist # 1604079
CarolineRies@tahitiannoni.com

NEED A PET SITTER?

Please call

Hannah Wacasey
5625 Sabetha Way
214-647-1444



References Available

Woodlands of Plano HOA
c/o Premier Communities
2711 N. Haskell
Suite 2650
Dallas, TX 75204

Got Website Expertise???

The Woodlands of Plano HOA is preparing to develop a website for our community in the near future. If you have web development experience and would be interested in helping to develop the Association website, send an email to tomwatson@woodlandsofplano.com.

Looking For a Neighborhood Babysitter???

Please call Hannah Wacasey at 214-647-1444. She has completed an 8 hour babysitting class through the Plano Parks Department and is certified by the American Red Cross in infant/child CPR. She loves children and is a volunteer in the 3-year old Sunday school class at her church.

