

The Woodlands Of Plano

A Publication of the Woodlands of Plano Homeowners Association – February 2006

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The Park Is Open !!!

After more than 3 years of planning and countless hours of effort the neighborhood park is open for use. The park is located on the north side of Rickshaw. The park rules are included inside this newsletter and are

also available on the website at www.woodlandsofplano.com. We would like to ask all homeowners to help us keep the park a clean, safe and enjoyable place for all of our families to enjoy. If you see someone who is not complying with the park rules please contact the Plano Police Department at (972) 424-5678.

While the park is open to enjoy, there a few things we are still working on: Hydro Mulch and Sod – to be completed after the freezing weather is over, Park Rules Sign – to be completed soon, Bike Rack – already ordered and Landscaping – being decided upon by the landscape committee. If you have suggestions for improving the park please submit your thoughts to the board at board@woodlandsofplano.com.

Join us for the Grand Opening Park

Party on Sunday February 26th from 3:00—5:00. Poppins the Clown Returns! Snacks and Drinks will be provided. Due to limited parking please respect homeowners near the park by walking or riding bikes to the park. Thank You.



Before You Change Anything On Your Property...

Did you know that **any** alterations made to the exterior of your home need to be approved by the Architectural Control Committee (ACC) *before* construction begins? According to Article VII of the Declaration, all requests for improvements should be submitted *in writing* to the ACC for review.

This approval process applies to all modifications to the exterior of your home, including, but not limited to:

Fence treatments

Pools

Patio Covers

Home Additions

Gazebos

Storage Buildings

Satellite Dishes

Exterior painting, etc.

To request approval, fill out a Modification Request form with a description of the improvement and submit drawings or diagrams for illustration. Please include building materials, the size of the structure or improvement, applicable paint or stain colors, drainage alterations, equipment placement (for pools), etc. For your convenience, a Modification Request form is included in this newsletter.

The Architectural Control Committee (ACC) will send you a written response after reviewing the application. The ACC has thirty (30) days to review a submission and respond to the homeowner.

If you have already started or completed a modification, the association documents require that you still must apply for approval.

For more information, contact Leslie Mendoza with Premier Communities at 214-871-9700, ext 225 or leslie.mendoza@premiercommunities.net.

Park Rules

- Private Park for use by residents of Woodlands of Plano and their guests **ONLY**
- Adult supervision is required for all children 8 years and younger
- Park hours: 8:00am to dusk
- No alcoholic beverages allowed on premises
- All pets must be on a leash
- No littering
- No glass containers
- No loud music
- No weapons
- Play at your own risk

Enforced by the City of Plano
Police Department

Frequently Asked Questions

Q: What are the park hours?

A: 8am to dusk

Q: Will there be any landscaping or any kind of barrier between the park and the street?

A: At this time, there are no plans to add anything that might obstruct the view from the street. Landscaping will be added to the back and sides of the park area as it is financially feasible to do so.

Q: Who is responsible for enforcing the park rules?

A: All Woodlands of Plano homeowners are responsible for helping to keep our neighborhood safe. If you see anything that is illegal, unsafe or specifically against the park rules, please call the Plano Police. The non-emergency phone number is 972.424.5678 or if it is an emergency, call 911.

Q: Will a parking lot or parking spaces be added to the park area?

A: At this time, there are no plans to add a parking lot. Parking spaces added on the street is a City of Plano issue that would require an ordinance to be passed by the City Council and the current HOA Board is not pursuing that issue.

Committee Fair To Be Included At The Next HOA Meeting—February 27th.

We encourage you to join a committee and get involved today! If you want to join an existing committee or start your own, please call Leslie Mendoza with Premier Communities at 214-871-9700, ext. 225, or email leslie.mendoza@premiercommunities.net.

The Social Committee initiates and plans social events for the community. Activities range from holiday parties, community barbecues, playgroups, special events, etc. Trish Vossman is the chairperson for this committee. Please call Leslie for Trish's contact info.

The Communication Committee works closely with other committees, especially the Social committee, and reports their activities and other community events to the rest of the neighborhood. The committee also assists with the community newsletter and directory, welcomes new neighbors, and updates the community on important information.

The Landscape Committee is the "eyes" of the community and advises Premier of any landscaping needs. We realize that you are the first person to notice if the landscaping looks great, if a sprinkler head needs repairing, or if the entry lights need replacing. The Landscape Committee can also implement a "Yard-of-the-Month" contest or other related activities.

The Safety Committee works with the local police department to help form a neighborhood watch. Additionally, the committee works with the city to address other safety concerns such as traffic flow, speed enforcement, or other civil issues.

The Architectural Control Advisory Committee The primary function of this committee is to assist the Board in regulating the external design, appearance, use and maintenance of neighborhood homes and in interpreting the governance documents. This committee reviews homeowner applications for exterior improvements and makes recommendations.

If you are interested in participating in one of the committees, please return the form that is included on the website, or contact Leslie Mendoza with Premier Communities at 214-871-9700, extension 225, or email leslie.mendoza@premiercommunities.net.

Property Management Update

Leslie Mendoza, one of Premier Communities senior managers, will be assuming the responsibilities for Woodlands of Plano effective February 17, 2006. She has over 15 years of property management experience and has developed wonderful relationships with developers, homeowner boards and homeowners.

Leslie is up to speed on the pending projects, including the priority item, which is the park project that is nearing completion. Leslie is available to assist all Woodlands of Plano homeowners. Her email is leslie.mendoza@premiercommunities.net and her phone number is 214.871.9700 x225. Leslie will be attending the monthly HOA meetings and is looking forward to meeting all of you soon!

Premier Communities is the property management company that has been retained to manage our neighborhood. They have been managing Woodlands of Plano since its' inception in 2000.

2006 Upcoming HOA Meetings

Monday, Feb. 27—Meeting will include Committee Fair
Monday, March 27
Monday, April 24
Monday, May 22
Tuesday, June 27

All meetings are to be held at the **Starbucks** on the corner of F.M. 544 and Murphy Road in Murphy from 6:30 to 7:30 p.m. unless noted otherwise. Date, time, and location are subject to change. Please check the web site for changes prior to attending.

Each meeting will have a prepared agenda in order to cover topics that need to be discussed that month. There will also be 15 minutes scheduled for open questions and answers. If you would like to get on the agenda please send your request to **board@woodlandsofplano.com**. This does not guarantee that your request will be honored immediately, but your request will be included as soon as possible.

Meeting rules—please show courtesy and respect to your fellow homeowners and board members. If you are disruptive you will be asked to leave the meeting.

New On The Website

Please visit our website at—
www.woodlandsofplano.com

Your best source for information about The Woodlands of Plano including:

- Bylaws and Covenants
- Frequently Asked Questions
- Upcoming Events
- Surrounding City Links
- PISD Info on Schools That WOP Feeds Into
- Links for Mercedes Homes and Grand Homes
- Modification Request Form—to be used for approvals of home modifications.

HOA Newsletter
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