

# Woodlands of Plano

A Publication of the Woodlands of Plano Homeowners Association (HOA)

May 2007

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## **A New Look for the Park!!!**

The Woodlands of Plano HOA Board has approved a bid to install sod in our park. Fallas Landscape will be adding new soil, leveling the ground and raising the sprinklers for the new sod. It will take a couple of weeks to prep the ground and get everything together. Fallas has confirmed the date for the sod installation as June 4th and 5th. The Board is taking measures to try and get a variance approval from the City of Plano to allow for additional watering to ensure that the sod will take. The decision was made to only install sod in the area around the playground equipment to ensure that it will take. Approximately 2350 square yards of sod will be installed to cover this area. We are asking that our homeowners and their children take special caution with the sod while it takes hold. We also ask that everyone keep a watchful eye for any mistreatment of the sod during this time. We will receive a 90 day warranty on the sod after the installation, so it is crucial that we keep a very close eye on during this time. If you notice any issues or have any concerns with the sod, please contact the HOA Board at [board@woodlandsofplano.com](mailto:board@woodlandsofplano.com).

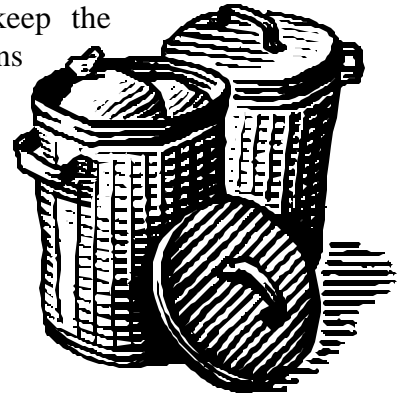


## **A Message from your Association Manager, Jennifer Rewerts:**

Each homeowner received a copy of the Association's Declaration of Covenants, Conditions and Restrictions (CC&R's) when they purchased into Woodlands of Plano Homeowners Association. It is the responsibility of each owner to read the dos and don'ts of the community to ensure the rules are followed.

Most owners purchase a home within an Association in order to live in a maintained community. Your Board of Directors respects that desire and strives to keep the neighborhood looking nice. Please remember to keep trash cans screened from neighboring properties. This means either keeping your cans in the garage, rear yard or between shrubs on the side yard. Also, please remove weeds and keep your lawn and plants trimmed.

If you have any questions regarding the rules and regulations of the community, please contact me at 214-368-4030 or email at [jrewerts@principal-mgmt.com](mailto:jrewerts@principal-mgmt.com).



## The Sports Corner



Well sports fans, here we are with our attention focused solely on baseball. The playoffs have not been friendly to fans of the local teams. The Stars were bounced from the playoffs in the first round yet again and the Mavericks were inexplicably ousted from the playoffs in the first round despite having the league's best record. Especially disappointing was the Mavs loss to the Don Nelson led Golden State Warriors. The Mavs entered the playoffs as the number 1 seeded team and many thought would

be the eventual champions. The hopes for deep playoff runs for our teams are now foiled and we are sitting here, yet again, waiting for next year.

The Cowboys had an eventful draft day as they maneuvered around with several trades. It was apparent through the draft that they were looking to improve upon the defense which sputtered down the stretch last year. First round pick Anthony Spencer of Purdue is a hybrid LB/DE that should combine with Demarcus Ware to provide some improvement in the pass rush. The trades also got the Cowboys the rights to Cleveland's first round pick next year, which should be a real high pick, perhaps in the top 10 based on the strength of Cleveland's current team. That's all for now sports fans, just sit back and root for the Rangers and hope football season gets here quickly.

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## Nighttime Safety

As summer fast approaches, things will really begin to heat up. Rather than exercising during the afternoon and evening heat, some people will push the outside activities into the night. This nighttime activity calls us all to be more vigilant when it comes to safety.

Here are a few tips to keep in mind as you are going through the neighborhood.

### Drivers:

- **Slow down** – Just because the speed limit is 30mph does not mean that you should drive that fast. The darkness impairs our ability to see things that are not in the beams of the headlight.
- **Keep your eyes in front of you** – Try to avoid distractions in the car. Things can change quickly, so taking your eyes off the road could cause you to run over something, or someone, that you didn't see.
- **Keep your car in good repair** – You never know when you are going to slam on your brakes to avoid an accident. If your brakes or tires are old and worn out, you may not be able to stop quickly.

### Pedestrians:

- **Try to remain in a well-lit area** – Again, the darkness impairs a driver's ability to see things that are not in the beams of the headlight. If you are in an area that a driver would not normally expect to see you, he may not be looking for you, and may not see you.
- **Wear something bright or reflective** – This includes your animals. Reflective tape or a flashing light can be purchased at a small price. If a driver can see you at a distance, you are less likely to be involved in an accident. Also, wear something that does not get dark when it gets wet.
- **Stay on the sidewalk** – Unless absolutely necessary, don't walk or run in the street. The street is for cars...some that may not see you.

- **Don't assume that a driver sees you** – Just because you have the right of way don't step in front of a moving vehicle. The driver could be distracted and may not see you.
- **Both: Be cautious and don't make any assumptions.**
- Hopefully, these tips will help us continue to have a fun summer while remaining safe.

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## New Watering Restrictions

With the recent rains the lake levels are up. This, along with some other factors, has prompted the City of Plano to revise the watering schedule for our area of Plano.

Be advised that the watering day is no longer on Fridays. Effective immediately, the new watering schedule is as follows:

Wednesday: 2:00am to 9:59am

Saturday: 6:01pm to 10:00pm

Please note: Watering between the hours of 10:00am to 6:00pm is prohibited. Watering on Wednesday evening and Saturday morning is not approved by the city's watering schedule. Hand watering of landscape beds is still permissible, if using a hose with a positive shut-off nozzle. Watering trees by hand or with a soaker hose that does not spray into the air is permissible on any day, except between the hours of 10:00am and 6:00pm. Washing a vehicle, pet, or AC unit is not subject to the drought restrictions and is therefore permissible at any time, on any day – use a positive shut-off nozzle when performing these tasks.

Enforcement of the revised restrictions will begin on May 7. Violations of this watering schedule could include fines up to \$225 per occurrence, AND termination of water services.

As mentioned in a separate article, we are having sod installed at the park. A portion of this installation is receiving a variance to the water restrictions, which will allow the HOA to water this sod every day.

**This watering schedule is a variance and should not be used as a guide for watering your lawn.**

Here are some websites that contain more information on the drought:

Plano's Water Department: <http://www.plano.gov/Departments/Water>

Drought Contingency Plan: <http://pdf.plano.gov/water/Stage3and4Restrictions.pdf>

Lavon Lake Levels: <http://www.swf-wc.usace.army.mil/reports/fish.htm>

**This article is an interpretation of drought contingency plan and is for informational purposes only. Where there are any deviations between this article and the city ordinance, the ordinance takes precedence.**

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## 2007 Upcoming HOA Board Meetings

Tuesday, June 19, 2007

### Welcome New Board Members

Jerod Wright, HOA President

Jim Brown, HOA Secretary

Wes Sanders, HOA Treasurer



The HOA is looking to increase the number of participants for the monthly board meetings. Please get involved in the HOA; after all, it's your money!!!

**Remember all meetings are held at the Starbucks on the corner of F.M. 544 and Murphy Rd in Murphy from 6:30 to 7:30 PM unless noted otherwise.** Please check the web site for changes prior to attending the meeting. Meeting rules will be enforced at all times...no exceptions:

*\*\*\*\*The HOA Board has the right to ask anyone who does not abide by these rules to leave the meeting. If that does not take care of the problem, then the Board has the authority to call an end to the meeting. \*\*\*\**

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## Upcoming Events

### Richardson Wildflower Festival

The Richardson Wildflower arts & music festival is celebrating its 15<sup>th</sup> anniversary this year. This festival is a 3 day event held in Richardson at US 75 and Galatyn Parkway May 18<sup>th</sup> – 20<sup>th</sup>. This event has something for everyone. To find out more, visit the website <http://www.wildflowerfestival.net/>

### National Night Out

August 7<sup>th</sup> is the 24<sup>th</sup> Annual National Night Out; a program that promotes neighborhood spirit and police-community partnerships for crime & drug prevention. The idea is to get us, Woodlands of Plano, together as a neighborhood to meet and get to know each other. When you know your neighbors and watch out for them, overall crime can be reduced. This also sends a message to potential criminals that we are united and will look out for each other.

While this is an event that we as a neighborhood have never participated in, we would like to see if there is enough interest to make this an annual event. We could have a block party, grill some hot dogs, have some games for the kids, and maybe have a visit from our local law enforcement.

Over the next several weeks we will be going door-to-door to see what kind of interest you have in participating. We look forward to meeting each of you. If you would like to volunteer to assist in planning the event, e-mail [board@woodlandsofplano.com](mailto:board@woodlandsofplano.com)

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## Social Committee

If you are interested in joining a play group, forming a walking club, or have another idea for a fun neighborhood activity, please contact Surekha Patel at [suepatel@verizon.net](mailto:suepatel@verizon.net), Ashley Ibarra at [murphy525@aol.com](mailto:murphy525@aol.com), or Amber Nicholson at [a\\_loveridge@yahoo.com](mailto:a_loveridge@yahoo.com).

## Architectural Control Advisory Committee

We are looking for some volunteers to join the Architectural Control Committee (ACC). If you're interested, please contact Brad Grimmatt at 972-384-0395. Please remember that any alterations made to the exterior of your home need to be approved by the ACC BEFORE any construction begins. Brad Grimmatt heads up this committee and looks forward to assisting, reviewing, and approving any of your exterior improvements. The ACC application form can be found on our website at [www.woodlandsofplano.com](http://www.woodlandsofplano.com). ACC landscaping suggestions would like your help in keeping our neighborhood looking beautiful and have asked that all homeowners be proactive in maintaining their landscape.

## **New Welcoming Committee**

Woodlands of Plano is starting a new committee called the New Neighbor Welcoming Committee. Has someone moved in next door to you? Let us know, so that we may welcome them properly to the neighborhood. E-mail us at [board@woodlandsofplano.com](mailto:board@woodlandsofplano.com)

## **Open Call for Committee Volunteers**

Attention all homeowners we would like to invite anyone that may be interested to join one of the committees here at The Woodlands of Plano. Some of the current committees include; Landscaping, Social, Architectural, Newsletter and we would like to start some new committees as well. Some ideas for new committees are; Welcome Wagon and Sports and Recreation. If you or someone you know would be a good candidate for one of these existing or new committees please send an e-mail to the following address [board@woodlandsofplano.com](mailto:board@woodlandsofplano.com). The committees are a valuable part of our community and they handle vital areas such as the beautification of the community, setting up social events such as the Spring Fling and the Fall Festival, as well as many others. Please become involved, you will enjoy the experience.

**Current and previous newsletters, along with additional information are available on our website at <http://www.woodlandsofplano.com/>**

*Newsletter comments or suggestions: please email [mhampton@people-logics.com](mailto:mhampton@people-logics.com)*

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In an effort to relay communications throughout our community as quickly as possible, we're giving our neighbors the opportunity to receive email notifications of important information from the board. Please fill out the information below, cut it out on the dotted line, and mail it to the following address. This information is only for use by the HOA and will not be distributed to any outside companies.

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*Associa  
Principle Management Group  
Attn: Jennifer Rewerts  
12700 Park Central Drive  
Suite 600  
Dallas, TX 75251*

Home Owner's Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_