

October 2004

Woodlands of Plano HOA, Inc.



Woodlands of Plano News

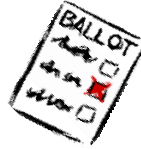
ELECTION RESULTS

New HOA Board Members are:

Kristina Mudd – President

Bob Shori – Treasurer

Melissa Standeford – Secretary



If you have any concerns, complaints, comments or questions, please email the board at board@woodlandsofplano.com. Your emails will be sent automatically to the three Board members. Here is a schedule of Board meetings for the rest of the year.

October – Tuesday, October 13 8:00pm at 5625 Sabetha Way

November – Tuesday, November 16 7:00pm at 5625 Sabetha Way

December – Tuesday, December 14 7:00pm at 5625 Sabetha Way

(Times and dates are subject to change. Keep an eye out for signs at each entrance announcing the meetings)

All Woodlands of Plano homeowners are invited to attend. We look forward to seeing you!

A priority for this Board is to finish up with the Common Areas. We are looking into several different options. We will probably have to take a phased in approach, and make improvements on an annual basis. Our first action will be to put in some type of play area for our children.

We would also like to see greater neighborhood participation in neighborhood activities and meetings.

Communication with our neighbors about the Covenants and By-Laws of the Woodlands of Plano Homeowner's Association is also important. There were documents that had to be signed at the closing of your home that specifically refer to dangerous animals, fence painting, unkempt yards, etc. Rather than receiving a letter from Premier Communities letting you know of any violations, we'd like to make sure that the neighborhood is informed so no violations occur.

Therefore, as a reminder, here are a few things you should know. No dangerous dogs, such as Rottweilers and Pit Bulls, are allowed in Woodlands of Plano. Your flowerbeds must be kept weed-free. Your yards must be mowed on a regular basis. These areas seem to be getting most out-of-hand. Please be respectful of your neighbors and let's all live in a beautiful, safe community!

According to the By-Laws, trash receptacles must be kept out of sight unless it is trash day. The Board has voted to amend this and allowing the receptacles to be kept on the side of the house, as long as they are behind some sort of decorative lattice or bushes. There will be 60 days to comply with this amendment beginning October 1, 2004, or Premier Communities will find you in violation.

Many yards still have white plastic PVC pipes sticking up out of the ground from when the house was constructed. Mercedes Homes and Grand Homes and their sub-contractors should have taken care of removing those pipes.

Those homeowners that have these pipes in their yards, please call Mercedes Homes at 972.910.9300 or Grand Homes at 214.750.6528 to request their removal. These need to be removed within the next 60 days as well, beginning October 1, 2004.

What are the rules regarding home projects?

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 III 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
- Fencing changes
- Exterior painting, etc.



As there is no ACC committee at this moment, the responsibility is taken on by the Board 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.

There will be a 60-day grace period beginning October 1, 2004 for those that have made additions to their property without first acquiring permission. After November 30th, Premier Communities will notify you that you are in violation.

We need to keep some conformity in the neighborhood so no one loses value on their homes due to what their neighbors have erected without permission. You will find an ACC request form enclosed with this newsletter. Please complete it and either send it to:

Brian Crow
Community Association Manager
Premier Communities Management Company
2711 North Haskell, Suite 2650
Dallas, TX 75204



ORDINANCE CHANGES

Placement of Containers on Streets



Per the City of Plano's Environmental Waste Services Division, the following revisions are now in effect for residential customers with street collections:

It is prohibited to place the container at the collection point prior to 12 hours before collection.

It is required to remove the refuse and recycling containers from the collection area, and to relocate them to a place within 6 feet of the residential structure within 12 hours of servicing by the Environmental Waste Services Division.



FALL GATHERING OCTOBER 23



Save the date for the annual Fall Gathering! Woodlands of Plano will be having their Fall Gathering on Saturday, October 23. **The fun starts at 5:00pm!** There will be live music for the adults and plenty of entertainment for the kids, along with food and beverages. The social committee is desperately seeking some volunteers to help with the organization and to come up with some fresh new ideas, so if you are interested, please contact Trisha Vossman at 972-384-1474.



**Open House Sunday the 26th. from 11-4 with
Valeri McIntosh @ 1025 Hosington Drive**



Woodlands Most Wanted

WANTED:

Safety Committee Chairperson and volunteers! Are you interested in setting up a Crime Watch in our neighborhood? Are you interested in getting to know your neighbors and keeping our neighborhood safe at the same time? Keeping our neighborhood safe doesn't take much time but it is an essential part of our community. Please volunteer!

WANTED:

Communications Committee Chairperson and volunteers! Responsibilities include helping to prepare a newsletter quarterly and possibly putting together a neighborhood directory in the near future.

WANTED:

Social Committee volunteers! A big Fall Festival bash is planned for October and lots of help is needed. Please call Trisha Vossman at 972.384.1474 if you would like to join the fun!

Budget Comparison (Accrual)
 WOODLANDS OF PLANO - (WOODLAND)

Aug-04

Annual

INCOME	
MEMBER HOA ASSESSMENTS	\$ 68,040.00
LATE FEES	600.00
LEGAL / COLLECTION FEES	<u>1,200.00</u>
 TOTAL INCOME	 <u>69,840.00</u>
 EXPENSE	
UTILITIES	
ELECTRICITY	750.00
WATER	<u>3,500.00</u>
TOTAL UTILITIES	<u>4,250.00</u>
 GROUNDS EXPENSE	
LANDSCAPE MAINTENANCE	12,000.00
LANDSCAPE IMPRVMNTS/REPAIRS	3,000.00
IRRIGATION REPAIR	1,000.00
GROUNDS - MISCELLANEOUS	2,000.00
COMMON AREA REPAIRS	<u>1,000.00</u>
TOTAL GROUNDS EXPENSE	<u>19,000.00</u>
 GENERAL & ADMINISTRATIVE	
ANNUAL REVIEW/TAX RETURN	1,300.00
ADMINISTRATIVE SUPPLIES	2,200.00
BANK CHARGES	50.04
LEGAL/COLLECTION FEES	1,500.00
SOCIAL / MEETINGS	-
NEWSLETTER / DIRECTORY	1,500.00
MANAGEMENT FEE(PREMIER)	9,000.00
MISC. ADMINISTRATIVE EXPENSE	-
WEBSITE IMPLEMENTATION	<u>-</u>
TOTAL G & A EXPENSE	<u>15,550.04</u>
 INSURANCE	
DIRECTORS AND OFFICERS POLICY	1,300.00
TEXAS COMMERCIAL PROP. POLICY	1,700.00
PROPERTY TAX	<u>75.00</u>
TOTAL INSURANCE & TAX	<u>3,075.00</u>
 TOTAL EXPENSE	 <u>41,875.04</u>
 NET INCOME	 <u>\$ 27,964.96</u>

WOODLANDS OF PLANO WEBSITE

Be looking for an announcement on our website which will be up and running shortly. It is under construction, but you can check out what is on it so far at www.woodlandsofplano.com. It will include all newsletters, neighborhood information, informative links to other sites and anything else you deem should be included. Again, please email board@woodlandsofplano.com with any ideas, comments, etc.



READ ALL ABOUT IT
..... **READ IT HERE FIRST**

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Botanically based Swiss Skin Care, Nutrition, Aromatherapy and Cosmetics.
Please call me or go to www.you2willlove.myarbonne.com for a sample pack or for more information.

Holiday Open House: 15% Discount

Saturday September 25th 11am - 4pm

Saturday October 23rd 11am - 4pm

Saturday November 20th 11am - 4pm

Saturday December 11th 11am - 4pm

Credit Cards Accepted.



Valeri McIntosh
1025 Hosington Drive
972.384.1961
972.816.6108



**READ ALL ABOUT IT
..... READ IT HERE FIRST**



Looking for a Babysitter in the Neighborhood?

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 2-year-old Sunday School class at her church.



Custom Cakes

*Cakes for all Occasions
In Your Neighborhood*

Birthday, Special Occasions, Sculptured and Holiday Cakes

Melissa Standeford

214-647-2277

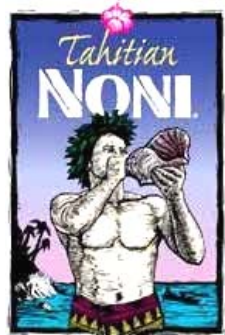
Caroline Ries

**“Better Nutrition
for a Better Way of Life”**

Phone: 469-363-6360

Independent Dist # 1604079

CarolineRies@tahitiannoni.com



Independent **MORINDA** Distributor





WHAT'S NEW IN TOWN



OUR NEW NEIGHBORS

Grand Homes is building a new sub-division, Grand Estates of Breckenridge, just south of us on the other side of the power lines. There will be 32 homes on the first street, which has already been paved. Another 32 homes are planned to be built on a street that will be south of the first. The first street will have Plano addresses and the second street will have Richardson addresses.



NEW STORES OPEN NEAR TARGET (Located at Highway 190 & N. Garland Road on west side of 190)

24 Hour Fitness
Starbucks
Marble Slab Creamery
Red Robin Restaurant (a great place to take little ones)
Michel's
Pet Smart

MALL UPDATE

(located at Highway 190/Highway 78 - on east side of 190)

So far these companies have signed up for space in the mall:

Dillard's
Foley's
AMC Theater (16 screens)
Barnes and Noble
Linen's & Things
Circuit City
Old Navy
The Gap

Restaurants on-site at the mall are:

Macaroni Grill
Bone Daddy's
TGI Friday's
Rockfish

Additional Restaurants Planned:

On the Border
P.F. Changs (searching for a site for Pei Wei their fast/casual concept)
Big Bowl (Brinker Restaurant)

In the surrounding area, there are plans for a Best Buy and Bed, Bath & Beyond also.

If you would like to see the "Mall Cam" (on-site webcam taking video of the mall construction) or you would like to see a slideshow of the construction, go to the city website at: www.ci.garland.tx.us and go to the FirewheelTownCenterpage.

Woodlands of Plano HOA, Inc.

C/O Premier Communities Mgmt. Co.
2711 N. Haskell Ave., Suite 2650
Dallas, Texas 75204

Phone: (214) 871-9700
Fax: (214) 871-0355

Important Numbers

Premier Communities

2711 N. Haskell Ave., Suite 2650
Dallas, Texas 75204
Tel: 214-871-9700 Fax: (214) 871-0355

Property Manager	Brian Crow, ext. 220
Controller	Jeri Barthel
Customer Service	Traci Rothermund, ext. 221

Questions regarding your statement: 214.389.1377