

SPRING MEADOW ESTATES NEWS

SPRING 2008

A PUBLICATION OF THE SPRING MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

IMPORTANT ANNUAL MEETING NOTICE FOR ALL RESIDENTS

Please mark your calendars and note that our annual meeting with Premier Communities and our Association Manager (Alisha Hosack) will be held:

When: Tuesday, April 15th
Time: 7-9pm
Where: Sachse First United Methodist Church
1520 Blackburn Road
(just west of Spring Meadow Estates before Murphy Road)



It is **VERY** important that our residents attend this meeting. With many of you new to the community, this is a great way to get involved and get to know your neighbors! Alisha will go over our financial report for the coming year and you will have an opportunity to bring up any issues or concerns that you may have. The Safety, Social, Communications, and Landscape Committee Chairpersons will also introduce themselves and describe what their committees have done and are planning in the next year. We encourage you to come sign up for a committee if you are interested in participating actively on one or more of them. In addition, the newly formed Advisory Committee will be introduced to the residents and will describe the function of this important committee to all residents. Please mark this date and be sure to attend. We hope to see you there!!!

A WORD FROM YOUR ASSOCIATION MANAGER - ALISHA HOSACK

I would like to welcome all new homeowners into the Spring Meadow Estates Community! We have an expanding lot count of approximately 60 homeowners. As our Homeowner's Association continues to grow, we will reach a total of 121 lots, at full development. It is anticipated that within this year, the community will flip to homeowner control. As we approach that date of conversion, we will certainly notify all homeowner's detailed information.

More than a destination at the end of the day, a community is a place you want to call home and where you feel at home. There is a difference between living in a community and being part of that community. Being part of a community means sharing with your neighbors a common desire to promote harmony and contentment. Community associations exist because they offer choices, lifestyles, and efficiencies that people value.

Committees are the backbone of our community. They represent your needs and play an active role in the community's development. For those of you who are new to Spring Meadow Estates or who are ready to become more active, we invite you to become involved in our active Committees. Please contact the Committee Chairs listed on the next page, or your Association Manager, Alisha Hosack for more information.

Please allow us to offer some important reminders regarding your community:

- Trash receptacles are to be placed out on the day of collection only. They must then be stored out of public view. Your neighborhood will look much better with the cooperation of all residents!
- Please note that as Spring approaches, the first thing to turn green are weeds. If you did not lay your pre and post emergent, please take action to prevent the growth of weeds. In addition, to create a manicured front lawn, please keep grass and weeds from the tree wells and flower beds, and edge along the perimeter of front lawn.
- If you should notice a city street light power failure, you can either call the city provider, Oncor, at 1-888-313-6862 or FEC at 972-442-6669. As all streets and street lights within the community are within city jurisdiction for proper maintenance.

As your Association Manager I am here to assist you with any concerns regarding Spring Meadow Estates HOA. Should you have a property emergency, during or after business hours, please contact 214-871-0355, and follow the prompts.

Warm Regards,
Alisha Hosack
214-451-5449
Alisha.Hosack@premiercommunities.net





LANDSCAPE COMMITTEE:

Chaired by: Mark Grizzell, Lisa.grizzell@yahoo.com

- The committee's goal is to work towards increased property values in the community by educating and encouraging owners in the community to keep their properties well maintained.
- Common functions can include:
 1. Notify Premier Communities of any community common area maintenance that needs attention, such as irrigation zones that are stuck on, or other emergency type repairs that require immediate attention after hours
 2. Make recommendations on plant material for seasonal flower changes
 3. Implement a "yard-of-the-month" contest, seasonal holiday decorations and contests
 4. Report committee activity/upcoming events for the quarterly newsletters



COMMUNICATION COMMITTEE

Chaired by: Darin Peterson, darinp52@yahoo.com

- The committee's goal is to keep the community informed of important items of interest to homeowners through all mediums.
- Common functions can include:
 1. Coordinate receiving reports from all committees to submit Premier for the quarterly newsletters, as well as generate articles for newsletter publication.
 2. Update on community information related directly to the neighborhood (road closings, construction, school dates, etc.)
 3. Update on pertinent information in the city (elections, changes in trash days, etc)
 4. Offering updates via website



SOCIAL COMMITTEE

Chaired by: Don Aswell, donaswell@yahoo.com

- The committee's goal is to foster a cohesive community by organizing fun, in teresting events for the entire community so neighbors can so neighbors can get to know one another.
- Common functions can include:
 1. Brainstorm ideas for association social events & plan events for the year in advance
 2. For each event, create an itemized budget to be approved by the Board of Directors before any spend-ing takes place
 3. Report planned events to the Communication Committee (via the Board, newsletter coordinator, or Premier Communities) for notification to the neighborhood
 4. Submit a quarterly newsletter article about updates and pertinent information regarding their committee



SAFETY COMMITTEE

*Co- Chaired by: Denise Paquette Boots,
Spencer Akins, sakins@ua.ibm.com*

- The committee's goal is to enhance safety awareness within the community, and to communicate specific information covering city, state, and county issues.
- Common functions can include:
 1. Work with the local law enforcement to investigate the latest ideas and trends, and how to prevent crime in the community to establish a crime watch
 2. Establish block captains
 3. Communicate safety needs / precautions / recommendations / alerts to the neighborhood via mailings
 4. Work with the city to implement traffic improvements such as stop sign, speed-limit enforcement, reduction, and/or inquire about signs within the community, where applicable
 5. Coordinate National Night Out, a community wide function
 6. Submit a quarterly newsletter article about updates and pertinent information regarding their committee
 7. Report street light outages to the city



Advisory Committee Formed for Spring Meadow Estates

We would like all of our residents to know that we have reached an exciting new milestone within our community—we have formed an Advisory Committee that will work in liaison with Premier Management until the community is turned over to the residents later this year for self-governing. Our HOA is here to ensure our homeowner rights and property values are maintained and to help regulate the restrictions within our declaration and by-laws. The development of this Advisory Committee is the first step as we move toward self-governing and setting up our own Board of Directors. Each of these members has served within the community for the past year or so as Committee Heads and has become knowledgeable about the business for our HOA. Your Advisory Committee members have been approved by Premier Management as follows:

<u>Name</u>	<u>Address</u>	<u>email address</u>
Lynda Rubey- Chairwoman	2519 Sandi Lane	larubey@verizon.net
Denise Paquette Boots		
Darin Petersen	2507 Sandi Lane	darin52@yahoo.com
Carol Campion	2412 Sandi Lane	

This Advisory Committee serves as advisors to the Board of Directors by coordinating with and gathering input from the committees and individual homeowners on issues affecting them personally, as well as representing the community-at-large. Briefly, the functions and responsibilities of the Committee are:

1. to understand the Association's governing documents and become educated with respect to applicable state and local laws, making recommendations accordingly
2. hold regular meetings with the other committees and community members to discuss issues and concerns that need to be addressed by the Board of Directors
3. balance the needs and obligations of the community as a whole with those of the individual homeowner
4. report activities to the Board of Directors and work at the direction of these members
5. make recommendations to the Board of Directors in good faith and honor the decisions of the Board
6. encourage and foster a sense of neighborliness and community within our HOA by working with our residents to make this a desirable and safe place to live

In addition, the limitations of this Committee include:

1. must not make arbitrary or capricious recommendations
2. must treat all homeowners fairly, consistently, and with respect
3. must not assume/authorize any cost to the HOA without prior approval of the Association Manager and/or the Board of Directors
4. All members must serve the overall good of the community, be in good standing financially with their dues paid for the year to the HOA, and serve within the code of ethics of their duties (respect, equality, trust, no conflict of interest, and dependability).

On behalf of the entire committee, let me say that we are honored to serve you and intend to do our best to stay informed on matters that are of interest to our residents. For those of you who have not met us, please feel free to email us at the addresses listed above if you have a concern. We are here to represent our residents and work with Premier Management closely until we are self-governing. We will keep you updated with any news that comes to light as we set up this Committee and look forward to meeting more of you at our annual meeting in April with Premier.

Warmest regards,
Denise Paquette Boots

Social Committee Report:

GARAGE SALE PERMITS REQUIRED BY CITY ORDINANCE

Summertime is a good time to hold that garage sale you have been planning. Did you know that the City of Sachse requires you to obtain a permit and that you are only allowed two garage sales per year? Citizens may drop by the Administration office at the City Hall to obtain a permit. There is no charge for the permit but it allows the city to track sales and makes sure compliance of the Ordinance 192. The permit also describes where you can place signs without violating the City Sign Ordinance.

Dallas Habitat for Humanity needs volunteers to help build homes for and with deserving families starting in March. Form a group of friends, family or co-workers or volunteer as an individual. You can choose to work on a weekday or Saturday. On-site training and flexible schedules available. If interested, contact Claudine Jones at 214-823-5700 ext. 224 or E Mail Lynda Rubey at larubey@verizon.net.

Social Committee: Don Aswell (Chair)

Members: Brenda Glover, Darrin & Babetta Hemphill, Lynda Rubey, Darin Peterson, Janien Faulk, Andrea Cepale, Carol Campion, Lisa Grizzell



SPRING MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.
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**PREMIER COMMUNITIES
MANAGEMENT COMPANY**

WWW.PREMIERCOMMUNITIES.NET

TELEPHONE: (214) 871-9700

FAX: (214) 871-0355

Association Manager -

Alisha Hosack, 214-451-5449

alisha.hosack@premiercommunities.net

Accounting/Billing questions-

214-389-1377

accountservices@premiercommunities.net

Amenities Questions-

amenities@premiercommunities.net

Resale & Refinance Certificates-

214-451-5434 or 214-451-5422

resales@premiercommunities.net

Newsletters / Websites-

Sundae Nichols

sundae.nichols@premiercommunities.net

After hours Emergency number-

214-871-9700 ext. 350

SAFETY TIP BULLETIN:

Did you know that most home burglaries occur in broad daylight? An easy way to reduce the chances of your home being broken into is to put up window coverings in your garage windows so that prospective thieves can not tell if you are home. With so many different vendors and contractors in our community while it is under construction, there are numerous people coming and going and making noises during the day. This is a prime time for burglars to look for easy targets and attempt to gain access to homes that are not well protected or maintained. So please consider covering your garage windows if you haven't already done so!

If you are going to be away for more than a couple of days, ask a trusted neighbor or friend to pick up your newspapers and get your mail and set automatic lights to come on in various parts of your home. Please make sure to lock doors and set your alarms, replace burnt out lights on your porches and motion detectors, trim your bushes from around windows and door entries, and close your blinds when you are not home. Don't leave personal property in your driveway, such as bikes or lawn equipment, as these also make desirable targets for theft from people driving by or through the community. Remember, never leave your garage doors open when you are not there—it only takes a moment for a child to get out into the street or for someone to walk through your garage to get access to your home and valuables. By just taking these few easy tips to heart, you make you and your home less of an appealing target for criminals.

If you have a safety concern or crime alert for the community, please contact one of us and let us know. Wishing all our neighbors a safe and prosperous 2008!

Warmest regards,

Safety Committee

Denise Paquette Boots & Spencer Akins (Co- Chairs)

Members: Bright Amoako, Marvin Faulk, Carol Campion, Jonathan Cepale, Lisa Grizzell, Grady Huffman, Chuck Nwoko

