

# Spring Meadow Estates

## Board's President Message

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

The Association hosted the 2010 Spring Meadow Annual Meeting on July 22, 2010. Lynda Rubey presented the following President's report.



In the past year we have seen lots of changes in our neighborhood. A lot of homes have been completed and we have new neighbors. At the end of June, we confirmed 5 lots to be

sold, 4 speck homes to be sold and the rest are sold but not closed. Once these are completed and all are closed and occupied, we will be a total of 120 homes for our community. However, we have 6 homes that are now "for sale" through a realtor.

We have implemented the Calloway's Yard of the Month program. This program is overseen by Jack Frost and the members of the Landscape Committee.

We have lived through most of the road construction and expect it to be completed by the beginning of the school year.

The Association did not receive any ACC Modification (Architectural Control Committee) requests over the winter. However since the spring of 2010, we are pleased to announce 11- ACC requests have been submitted and processed by the Board of Directors. Please remember this process is required any time you are interested in completing any modification to your front, side or back yards. This includes, but is not limited to, pools, patio covers, storage buildings, patio or drive way extensions, rock and/ or brick work around your flower beds or trees.

Please keep your pets on a leash when you are walking them around the neighborhood. Remember to pick up after them in accordance with the City Ordinances.

Thank you all for abiding by our Declaration of Covenants, Condition and Restrictions. That has made our job as your Board of Directors a lot easier and we are proud to be serving you.

Lynda Rubey, HOA Board President

## Please Play Safely



Summer is here and families are out in full force in the evenings. Bikes are being ridden; balls are being thrown, bounced and caught; and children are playing tag, hide and seek, and just plain running around enjoying life. We all love to

spend time outside with our families and it is wonderful to see neighbors visiting and "hanging out" together.

However, along with all this outdoor fun comes a certain amount of risk and danger. Yes, the streets are the proper place to ride bikes, and balls will undoubtedly end up rolling or bouncing into the street as well. Please stress to your children the importance of watching out for vehicles driving down the road and of removing their toys, bikes, etc. from the street. The official speed limit on our neighborhood streets is posted. Many of us drive much more slowly than this, knowing full well that a child could suddenly appear from between parked cars. Parents, please keep a close eye on your youngsters as they are playing in the front yard or riding their bikes, scooters, or cars. We do not want a child to be injured, nor do we want a vehicle to be damaged due to toys being left lying in the street.

Let's all remember to drive and play safely, so the streets may be enjoyed and used by all!

## Top 10 Ways to Be A Good Association Neighbor

1. Proper yard maintenance (regular mowing and edging).
2. Park vehicles in garage and driveway, not the street.
3. Put away trash receptacles and store them out of sight.
4. Walk dogs on a leash and bring a scooper!
5. Apply for ACC approval for exterior home projects.
6. Be aware of excessive noise & loud radios at home and in the car.
7. Drive cautiously. Children are at play!
8. Don't disturb your neighbors with dogs that bark excessively.
9. Pay association dues on time.
10. Get involved in homeowner committees!



## A Word from Your ACC Committee

### Red Cross Heat Safety Tips:

- Dress for the heat. Wear lightweight, light-colored clothing. Light colors will reflect away some of the sun's energy. It is also a good idea to wear hats or to use an umbrella.
- Drink water. Carry water or juice with you and drink it continuously, even if you do not feel thirsty. Avoid alcohol and caffeine, which dehydrate the body. Avoid using salt tablets unless directed to do so by a physician.
- Eat small meals and eat more often. Avoid high-protein foods, which increase metabolic heat.
- Slow down. Avoid strenuous activity. If you must do strenuous activity, do it during the coolest part of the day, which is usually in the morning between 4 and 7 a.m.
- Stay indoors when possible. If air-conditioning is not available, stay on the lowest floor out of the sunshine. Remember that electric fans do not cool, they simply circulate the air.
- Be a good neighbor. During heat waves, check in on elderly residents in your neighborhood and those who do not have air conditioning.



Please remember that any alterations made to the exterior of your home need to be approved by the Architectural Control Committee (ACC) prior to the beginning of construction. According to our HOA Declaration, all requests for improvements should be submitted in writing to the ACC for review. For your convenience, a modification request form is included in this newsletter, or you may access the form on the Spring Meadows website under Residents: HOA forms.

Please be sure to include details about materials, dimensions, placement, equipment, color, and other relevant information in your request for approval. A drawing showing the exact placement on your property is very helpful. Including all the appropriate information will expedite the process of approval, eliminating the need to request further information.

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

- Fence treatments
- Fencing changes
- Pools & Spas
- Patio extensions & covers, or Gazebos
- Home additions
- Storage buildings
- Mortared stone landscape edging
- Exterior painting
- Exterior lighting
- Satellite Dishes
- Playhouses or Playground equipment, basketball goals/hoops
- Landscaping of Front & Side yards not enclosed by solid fencing



Our documents state that the ACC committee has 30 days to respond to requests. While they do their best to reply as quickly as possible, vacations and busy schedules can sometimes hinder the response time. We understand that once you have received bids and decided to go ahead with a modification, you want to get started as soon as possible. However, we must ask that you please try to turn in your request early enough to allow the committee ample time to study the submission and respond in a thoughtful manner.



### Drink to Your Health . . . With Water!

Some nutritionists insist that 80% of the country is walking around dehydrated. We drink too much coffee, tea, and sodas containing caffeine, which prompts the body to lose water. More troubling is the fact that when we are dehydrated, we don't know what to drink.

The answer is simple: drink water!

Water is pure liquid refreshment and accounts for a large percentage of what makes each of us "human." The average 150 lb. adult body contains 40 to 50 quarts of water. Almost 2/3rds of our body weight is "water weight."

- Blood is 83% water
- Muscles are 75% water
- The brain is 74% water
- Bone is 22% water



Water is necessary for your body to digest and absorb vitamins and nutrients. It also detoxifies the liver and kidneys, and carries waste away from the body. When it comes to digestion . . . it's just not happening without water. In fact, without water as its partner, good fiber goes bad, causing constipation and extreme discomfort.



# Calloway's Yard of the Month

Winners receive the Yard of the Month sign to proudly display for a month. Yards are judged based on the following criteria:

- What is the overall condition of the lawn (is it neatly mown, edged, and weed free?)
- Are shrubs and trees trimmed and pruned?
- Does the landscaping include a variety of plants, flowers, colors and textures?
- Are the beds neatly edged and free of weeds?



## Summer Lawn Care

Tip #1 -- Don't Misapply Fertilizer. Fertilizing is one of the best lawn maintenance choices you can make. But misapply it, and things turn ugly.

Tip #2 -- Do Water Your Lawn. One of the most common Summer lawn care pitfalls is inadequate watering.

Tip #3 -- Don't Slip and Slide. Slip and slide is more often dangerous than it is fun.

Tip #4 -- Do Get in Some Good Barefoot Time. Nothing beats wiggling your toes on your hard-earned green.

## Property Maintenance

One of our responsibilities as homeowners is the duty of maintenance. Our documents are quite specific in stating that such maintenance includes but is not limited to the following: a) lawn mowing and edging of all curbs and edgeways on a regular basis, b) tree and shrub pruning, c) watering landscaped areas in a regular manner, and d) keeping lawn and garden areas alive, free of weeds and attractive.

It is our duty to help protect our property values and those of our neighbors by adhering to these rules. Please remember that simply mowing your lawn does not comply with these guidelines. Lawns and landscaping beds are to be free of weeds and grass should not be growing across the sidewalk and curbs.

Below is a summary of violations notices mailed out from January 1 to July. We are in your community regularly driving for violations but unfortunately the violation process can sometimes be a timely one and it can take from 45- 60 days for legal action to be taken to cure violations.

### Violation Categories / Sub-Categories Count

ACC MOD - Addition	1
ACC MOD - Patio	1
Basketball - Not Allowed	2
Basketball - Store In Approved Area	1
Exterior of Home - Remove misc. items	2
Fence - Repair	1
Landscaping - Cut Lawn	3
Landscaping - Mow	1
Landscaping - Remove Grass/Weeds in Flowerbeds	20
Landscaping - Replace Dead Landscaping	1
Landscaping - Replace Tree	1
Nuisance - Excessive Noise	1
Other - Christmas Lights	1
Trash Receptacle/Recycle Bin - Store Out Of View	16
Vehicles - Commercial Vehicle	1
Vehicles - Recreation Vehicle	1
Window Coverings - Material Not Allowed	1
<b>Total:</b>	<b>55</b>

As you can see, landscaping and trash containers stored in view from the street are the most common violations. It takes all homeowners working together to maintain the community appearance we all strive for. Please also keep in mind that it cost the association for every violation letter that is mailed so you can also help the community save more money by making sure you are always in compliance.

For more information, please contact Caroline Guerra with Premier Communities at [caroline.guerra@premiercommunities.net](mailto:caroline.guerra@premiercommunities.net). You may also contact our Customer Service Department at 877-378-2388.



## Advertise to Your Neighbors!

- Business Card Size
- 1/4 Size
- 1/2 Size
- Full Page

For more information or to obtain a form, please contact Gracette Rivera at [gracette.rivera@premiercommunities.net](mailto:gracette.rivera@premiercommunities.net).



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C/O PREMIER COMMUNITIES MANAGEMENT COMPANY  
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#### Director of Management

Caroline Guerra  
(877) 378-2388  
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#### Accounting / Billing questions-

(877) 378-2388  
[accountservices@premiercommunities.net](mailto:accountservices@premiercommunities.net)

#### Amenities/Reservations Questions-

[reservations@premiercommunities.net](mailto:reservations@premiercommunities.net)

#### Resale & Refinance Certificates-

(888) 679-2500  
[www.premiercommunities.net/resale.html](http://www.premiercommunities.net/resale.html)

#### After hours Property Emergency number-

(214) 871-9700 ext. 350

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[www.premiermgmtconnect.com/springmeadow](http://www.premiermgmtconnect.com/springmeadow)

## Reasons to Pick Up After your Dog



Every responsible dog owner agrees... picking up after your dog is a MUST. No matter where or when it occurs, there is NO excuse for not scooping the feces. So here are some reasons why:

- EVERY dog owner MUST be responsible for picking up EVERY TIME. It's common courtesy.
- Dog feces are unhealthy. Abandoned feces can host diseases and/or parasites which can infect other dogs who come into contact with it, or be transmitted to people who accidentally step in it and track it home.
- Dog feces biodegrade slowly. The biodegrading process is very slow, and especially in our parks where dog owners share the space with the rest of the community, abandoned dog feces can accumulate faster than it breaks down. Dog feces pollute the water. Dog feces, like any feces, contains high levels of nutrients, which actually pollutes the water.

Your actions set an example for others. When you pick up after your dog, you are part of the solution, rather than part of the problem. And your actions will help foster the sentiment that it's the right thing to do. Many people even carry extra bags to offer others as a subtle and neighborly hint to others who might otherwise leave the feces unpicked up.

## Fitness Tip



Glutes, hips and thighs, oh my! Power up your morning run by adding wall sits at the finish line. Lean your back against a wall with your feet shoulder-width apart and squat until your knees are bent at a 45-degree angle. Hold each squat for 30 to 60 seconds and repeat for 10 sets. For an added challenge, incorporate heel raises; first the right, then the left, then both together.

## Protect your pet: Summer Safety Tips

**Sun protection:** Many of the safety concerns we have for ourselves during the hottest months of the year also apply to our pets.

**Avoiding heatstroke:** Limiting and supervising time outdoors during the hottest hours of the day is also important for your pets because when it's hot for you, it's probably even hotter for them.

**Avoiding toxins:** If you use fertilizers or other chemicals on your lawn or garden, make sure your pet doesn't have access to these potentially toxic substances.

**Water safety:** If you're lucky, you and your pets will get to spend some time cooling down near water, whether a pool, lake or the ocean. But even dogs who are good swimmers need to be protected around water.

