



SUMMER 2016



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

SPRING MEADOW ESTATES

Covenants and Property Inspections

- Our community is governed according to the Covenants established for the Homeowner's Association. These rules and regulations may be viewed at:
 - <http://springmeadowestates.net/springmeadowestates/documents/SpringMeadowEstatesRegs.pdf>
- First Service Residential conducts inspections every two weeks. Notices will be sent if a violation is noted. Please respond promptly to correct any issues. If you have concerns, please contact our Property Manager.
- Please keep in mind that the most common areas of concern are:
 - Lawn and landscaping maintenance
 - Trash receptacle storage (out of sight)
 - Repair and upkeep of fences
- Other than repair of storm related damage (as described in the President's Message) – please submit an Architectural Control Committee Modification Request for approval prior to initiating a project. Replies to ACC Modifications are a priority for the board and are generally handled in less than 3 calendar days.
- The Property Modification Form may be downloaded from:
 - <http://springmeadowestates.net/springmeadowestates/documents/ACCForm.pdf>
- If you do not have Internet access or are having problems accessing the HOA website please contact your Property Manager or a board member.

A Word from HOA Board President

Dear Friends and Residents of Spring Meadow Estates,

Summer has arrived and school is out. Many of you are no doubt planning getaways with family or friends. I hope this will be a season of relaxation and fun for everyone following the wet and wild spring of 2016.

Many repairs from the hailstorms of March and April are underway or already completed. If you still have outstanding property structure repairs related to these two weather events, please note that the board is not requiring the submission of an ACC request form as long as the repairs restore the structure to its original style, color, and general appearance.

Speaking of repairs, the board has authorized the expenditure of funds to restore certain sections of the masonry wall that runs along the perimeters of our community. Upkeep of the wall is the responsibility of the HOA per the city's code of ordinances. After ten years of hot and dry Texas summers and the ensuing shifting of soil, some

areas of the wall have become structurally unsound. Proper maintenance of the wall will ensure that it remains a safe and attractive amenity for our community.

If you are looking for service opportunities or have ideas and talents you want to contribute to the community, we currently have openings on the Social, Landscape, Safety, and Communications committees. To find out more about the function of each committee or to volunteer for a committee, please contact the association manager or any board member.

It's almost time for the annual meeting of our homeowners association. This year the meeting will be held at the **Sachse Public Library on Thursday, August 4, at 7:00 PM**. Please come out to hear a report from your board of directors and meet our new association manager, Crystal Homer.

See you around the neighborhood!

Your President and friend, Charlie Ross

Meet Your New Property Manager



My name is Crystal Horner and I am the new Association Manager for your Spring Meadow Estates Community. I am very excited to be working with your community and want to help in any way I can to make it the best it can be for you and your family.

I will be driving your community regularly to help maintain its integrity and to help you protect your property values. The following are a few of the things I look for when out on property: lawns that need mowing, unapproved modifications to the

property, and needed fence repairs, to name a few. The goal is for all of us to work together to make your community the most desirable community to live in. Together, we can protect

your biggest investment, maintain your property values, and maintain the integrity of your community.

If you ever need anything or have questions, please do not hesitate to contact me via email or phone. Again, I am very happy to now be a part of your community and look forward to the new relationships ahead.

Association Manager,
Crystal Horner



FirstService RESIDENTIAL

CRYSTAL HORNER
ASSOCIATION MANAGER
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Accounting/Billing Questions
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accountservices.tx@fsresidential.com

Resale & Refinance Certificates
888.679.2500
www.fsresidential.com/resale.html

24/7 Customer Care Center
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Contact Information

Crystal Horner – Property Manager - Crystal.Horner@fsresidential.com
Charlie Ross – HOA Board President - charlie.ross@ericsson.com
Kristine Ogbulu – HOA Board Treasurer - kristine.ogbolu@sbcglobal.net
Jeff Emmett – HOA Board Secretary - jremmett@verizon.net

Community Resources and Websites

HOA Website:
<http://springmeadowestates.net/Home/Index>
First Service Residential:
<https://www.fsresidential.com/texas/home>
City of Sachse:
<http://cityofsachse.com/>



Communication is Critical

Communication is critical to maintaining our Community. Our primary method for communication of timely matters is through email from First Service Residential (FSR):

- Do we have your current email address?
- If you are not receiving notices from FSR (and quite a few have been sent in the past year) – please contact our Property Manager to make sure we have your email address.
- Check your Spam folder and filter to make sure that email from FSR is not blocked or being routed to junk email.
- We guarantee that we will not sell or disclose your email to a third party.



Are there better ways for us to communicate with the community? If you have ideas – we want to hear them!

Committee Corner

We currently have no members on the Social Committee. The Social Committee is responsible for organizing and conducting community events where we all get to meet our neighbors. We need volunteers to get this important activity re-started as it helps build good neighbor relationships which are crucial to maintaining our community! If you would like to volunteer please contact our Property Manager or a Board Member.

There is room on all of the other Committees for additional members. Many hands make the work light! While we are discussing volunteers – we would like to recognize the following residents for their contributions:

Landscape Committee

- Travis McCain
- Kristine Ogbulu

Safety Committee

- Jorge Dewitt

Communications Committee

- Darin Petersen (who also maintains the HOA Website)
- April McCain
- Jeff Emmett

Special Mention:

- Clint Bray for maintaining the flags at neighborhood entrances

Summertime Tips for Yard & Landscape Maintenance

Remember that all yard watering must be done in accordance with City watering restrictions. Current Restrictions are available at: <http://cityofsachse.com/index.aspx?nid=331>

Common Area Maintenance

A portion of your HOA Dues goes toward maintenance of the common areas:

- Mowing and landscape maintenance
- Irrigation
- Flowers planted around entrance monuments
- Repairs to common area structures

During the past year, the HOA has made repairs to:

- Minor repairs to the wooden fence at the pond (completed by the Board members at no cost to the residents)
- Replacing the fountain pump. The pump was replaced under warranty. We were only billed for the labor.

The HOA has allocated funding and is in the process of soliciting bids for repairs to the Masonry Walls on the borders of our community. These walls are owned by our HOA and have been maintenance free for 10 years. However, there are sections that need repair. Homeowners that may be affected by repair activities will be notified before work starts. If you have any questions or concerns, please contact your Property Manager or a Board member.