

August 2012



# SPRING MEADOW Estates

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

## NEIGHBORHOOD PHONE DIRECTORY

The World's Most Powerful Property Management System  
**PremierConnect™**  
Exclusively Offered Through Premier Communities

Has your neighbor ever left their garage door open and you wanted to tell them but didn't know their phone number? Did you know that there is a phone directory on PremierConnect™ ([www.premiermgmtconnect.com/springmeadow](http://www.premiermgmtconnect.com/springmeadow)). If you have not been on the website before, you will need a registration code which you can get from your Association Manager, Michael Robertson with Premier Communities at [mrobertson@premiercommunities.net](mailto:mrobertson@premiercommunities.net). After getting logged in, go to "my account" and then "resident directory". If you would like to be in the directory, please enter your information and check the box for inclusion.

## DID YOU KNOW?

Any alterations made to the exterior of your home need to be approved by the Architectural Control Committee (ACC) before construction begins? For more info, see next page

## FROM THE MANAGER'S DESK

Hello! I would like to take this opportunity to introduce myself to all of residents of Spring Meadow Estates. My name is Michael Robertson and I am your new Association Manager. I look forward to working with all of the residents of Spring Meadow Estates and encourage you to contact me directly with any questions or concerns you may have regarding your Association.



As your Association Manager, I strive to protect your investment and property values by maintaining the common areas, ensuring the community Covenants, Conditions and Restrictions are adhered to, and providing the best possible service for all homeowners.

Summer is in full force and I would like to remind everyone to make sure you are keeping up your lawns and helping the neighborhood look its absolute best. I am in the community regularly inspecting the common areas and driving the through the neighborhood to make sure every homeowner is doing their best to comply with the deed restrictions.

I hope everyone is utilizing the Association's PremierConnect™ website ([www.premiermgmtconnect.com/springmeadow](http://www.premiermgmtconnect.com/springmeadow)) to keep up to date on neighborhood news, forms, your account status and other important information concerning your specific neighborhood. Please remember, that prior to beginning any exterior modifications an ACC Modification Request form must be submitted for review and approval. This form can also be found on the website for your community. If you need registration information for PremierConnect™, please feel free to contact Customer Service.

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Best Regards,

Michael Robertson  
Association Manager  
[mrobertson@premiercommunities.net](mailto:mrobertson@premiercommunities.net)

877-378-2388 - Customer Service (8:00am - 5:30pm)  
214-871-9700 ext. 350 - Property Maintenance Emergency (24 hours)



## OUR FURRY FOUR LEGGED FAMILY MEMBERS



As many of you are aware family members sometimes include our pets. Recent statistics shows that there are about 78.2 million dogs owned in the United States. This, breaks down to about 39% of the U.S. households own at least 1 dog. Family pets required a lot of attention, affection and daily exercise. The Spring Meadow Estates HOA permits households to have up to four (4) pets per household. Pets are not permitted to roam free, must be leashed when outside the unit or fenced area, and it is the Owner's responsibility to keep their yards free of pet debris and to pick up and properly dispose of their pet's waste wherever deposited. It is also the homeowner's responsibility to ensure that the noise level, barking, health/safety, or any other nuisance or inconvenience does not exist by the housing of our furry four legged family member. Violations of this policy could result in the request of having the animal removed from the Community.

## ACC REQUESTS & HOME IMPROVEMENTS

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 your governing documents, 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
- Exterior painting, etc.

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. You can find a modification request form at the Premier website at [www.premiercommunities.net](http://www.premiercommunities.net).

The Architectural Control Committee (ACC) will send you a written response after reviewing the application.

If you have already started or completed a modification, the association documents require that you apply for approval. For more information, contact Michael Robertson with Premier Communities at [mrobertson@premiercommunities.net](mailto:mrobertson@premiercommunities.net).

## City of Sachse Road Work

The City of Sachse hosted a meeting on July 5, 2012 and provided details for the Ingram/Blackburn resurfacing project now under way.



Please note the speed limit has been reduced to 30 mph during the construction expected through the end of August, 2012. The trash service and mail delivery should be unaffected. Additional details and contact information for the City Personnel is available for review at the PremierConnect™ [www.premiermgtconnect.com/springmeadow](http://www.premiermgtconnect.com/springmeadow).

## 2012 Annual Meeting

We'd like to thank each homeowner who attended or participated by providing a proxy to the Spring Meadow Estates Annual HOA Meeting on July 12th. The door prize of \$150.00 was given to Charlie Ross, who was present at the meeting. We held an election for 3 open Board Positions and are pleased to announce that the following are our Spring Meadow Estates Board of Directors for a three year term:

**Lynda Ruby, President (Re-elected)**  
**Charlie Ross, Vice President/ Secretary**  
**Gary Hutchings, Treasurer**

Thank you to all of the Board Members, current and past, who have dedicated time and effort to make this community the best place to call home. For those owners unable to attend, the Meeting Packet and 2012 Budget are available for review at [www.premiermgtconnect.com/springmeadow](http://www.premiermgtconnect.com/springmeadow). If you are not currently registered for the PremierConnect™ website, please contact us at 877-378-2388 and we will be able to register you directly. This is a great way to stay informed.



## STOP MOSQUITOES

Wet weather and warming temperatures are ideal conditions for breeding mosquitoes. Here are tips to help control mosquitoes.

- Empty the water out of tires, cans, fountains, flowerpot saucers, and anything else in yards that can hold water.
- Reduce the vegetation on the margins of ponds, where mosquitoes breed or introduce a local minnow known as the mosquito fish (*Gambusia affinis*), which can survive in shallow water.
- Fill potholes, holes, ditches, tree trunks, or stumps where water may accumulate with sand or cement.
- Keep gutters and drains clean of leaves and debris.
- Drain or clean all low areas on your property. Fill in depressions where water stands for more than four days. Keep bushes and shrubs well trimmed and cut long grass.

## THE SURPRISING SIDE OF PLANTS GUESS WHAT—THEY'RE MORE THAN JUST BEAUTY!

Plants certainly make life more beautiful, but they also make life safer, healthier, secure and fun! America in Bloom—a national beautification program—recently released a booklet describing little-known facts about plants entitled: “Discover the Surprising Side of Plants.” We’ve listed some of our favorite factoids below.

- Research has shown that most recipients feel very positively about flowers and plants as gifts and overwhelmingly translate those feelings into positive feelings about the gift-giver as well.
- Adding to your landscape is the **ONLY** home improvement—inside or out—that will add a value greater than what you spend.
- Studies show that being around plants helps children to improve concentration, boost creativity, improve memory, enhance health and improve grades.
- Plants assist in controlling storm water runoff. Trees, shrubs, groundcovers and grasses can help stabilize soil by reducing wind, water and soil erosion.
- Plants reduce office pollutants and reduce employee sick time by 14%.
- Strategically placed plants deter litter, graffiti and crime, making neighborhoods and downtowns cleaner and safer, and reducing costs.
- Gardening is one of the most rewarding forms of exercise for people of all ages. Stretching, bending, pushing, pulling, weight-bearing...gardening offers a broad range of benefits to all your muscle groups.

Information courtesy of Calloway's Nursery, [www.calloways.com](http://www.calloways.com). Calloway's and Cornelius Nursery is an 18-store garden center chain serving the Dallas, Fort Worth and Houston markets. The company strives to make gardening fun, easy and successful for customers by offering expert advice from Texas Certified Nursery Professionals; store environments that are educational and easy to shop; weekly gardening clinics that serve both novice and expert gardeners; displays and instructions to aid gardeners with design and color development in their yards; and a product selection of the best plant varieties available.

### August

Bring on the heat with Summer Color! During the Summer months, re-vitalize your garden beds. Fertilizing, pruning, new mulch and fresh plantings can all bring your flowerbeds back to life! Fresh color is available in larger sizes for an instant impact. Celosia, Vinca (Periwinkle), Lantana and Purslane are all good, reliable Summer bloomers. Plant these directly into beds or containers to replace flowers which have reached their prime. Add Calloway's Flower Food, a slow release fertilizer, and you will not have to fertilize for two months. Keep old blooms trimmed off to encourage repeat blooming. Add a new layer of mulch to flowerbeds and to containers to lessen evaporation and keep the soil cooler. Color abounds even in the heat of Summer!

Join us for a Free Saturday clinic, August 11 at 10:15 a.m. Our topic that day, Cool Summer Color, will offer up suggestions and ideas on how to create a cool, soothing retreat in your landscape. Come in for free advice and leave inspired! Enjoy vibrant blooms even in August! For more information, stop by any of our Calloway's or Cornelius stores or visit our website, [www.calloways.com](http://www.calloways.com) for locations.



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**PREMIER COMMUNITIES**

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**After hours Property Emergency number-**  
(214) 871-9700 ext. 350



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www.premiermgfconnect.com/springmeadow

## DOWN THE DRAIN



Washing your car may seem like a great way to beat the heat this summer while accomplishing something constructive on your to-do list. But you might want to think twice about the environmental impact before you park your car in the driveway and pull out your bucket, hose and old towels.

Even if you use a biodegradable cleaner, the soapy water that runs off your car when you hose it down not only contains detergent, but residue from automobile fluids like oil, gasoline

and antifreeze. Each time you rinse your car, the contaminated water flows untreated directly into the stormwater system and eventually makes its way into streams and rivers. And, as the water runs out of your driveway and down the street toward the storm sewer, it also picks up other toxic substances, like fertilizers, petroleum deposits and surface paint from the pavement. Parking your car on a grassy area while you wash it may help some, but the toxins will end up in the groundwater eventually.

As an alternative, consider using a commercial carwash facility. Whether a conveyor type, self-service, in-bay automatic or custom hand-wash business, these establishments are required by the U.S. Environmental Protection Agency (EPA) to capture and route their wastewater to a treatment facility before the water can be discharged into the sanitary sewer.

Toxic residues aren't the only reason to take your car to a commercial car wash. Rinsing your car at home with a garden hose can use as much as 10 to 15 gallons of water per minute, while professional car wash facilities can limit the water flow to as little as three to five gallons per minute. If you spend an hour in your driveway washing your car, you may have sent as much as 150 gallons of contaminated water directly down the drain. This is especially important in long summer dry spells.

So help the environment and save time this summer: leave car washing to the professionals.

## COMMUNITY PARTICIPATION



Spring Meadow Estates HOA is a neighborhood that thrives on its sense of togetherness, which is what makes this community feel like home. Community groups or committees are the best way to achieve that cohesiveness. Currently we have different committees you can join, but we will add more as needed. We encourage you to join a committee and get involved today! If you want to join an existing committee, please contact your Association Manager, Michael Robertson at [mrobertson@premiercommunities.net](mailto:mrobertson@premiercommunities.net).