

## Meadow Creek Estates Home Owners Association Spring 2004 Newsletter

**Greetings** from the Home Owners Association (HOA). We had a lot of good discussion at the Town Hall meeting (January 22<sup>nd</sup>), thank you to the home owners that were present. The board welcomes feedback and the issues raised are being addressed. We did not have a quorum of home owners present so we must work harder for the June year end HOA meeting. Thanks for being a part of the neighborhood, and please help us keep this a desirable place to live for everyone.

**Dues Reminder:** Association dues are payable the first day of January, April, July, and October. Dues are considered delinquent if not received by the 10<sup>th</sup> of these months at CMA. If you have not received your dues notice by the end of the previous month call CMA immediately. Failure to receive notice does not eliminate your responsibility to pay the dues on time. Charges are incurred for late dues, such as interest fees, late charges, and reminder notices that are added to your balance.

**Creek clean up:** The creek area between Meadow Creek and Hickory Ridge was cleaned up Saturday, February 28<sup>th</sup>, by a group of home owners from MCE and Hickory Ridge. The area between Faircrest and the old bridge was the focus and a lot of trash was picked up. Many larger items were also removed and the creek was cleaned out under the old bridge to aid in water runoff. The city is to remove the small growth now and that will help open up this area. Please help us keep this area clean! There is still a lot of area that we did not get to so watch for more of these cleanup days.

**Home Owners Association Meeting:** The year end HOA meeting will be the second Tuesday in June (the 8<sup>th</sup>), at Dorris Jones Elementary. This meeting will be for election of officers and the year-end status report. Please mark your calendars now!

**Environmental Day:** Rockwall's annual environmental day is April 24<sup>th</sup> and will be at the Service Center (next to Tuttle field). This is the chance for you to get rid of those household chemicals or other items that must not be disposed of in the trash. They will take items like paints, cleaners, waste oil, batteries, etc. and other items like old tires, any material that is otherwise hard to dispose of. Please call the city for more information (call the utilities dept).

**Meadow Creek Estates email** is now available, simply address the email to "mce\_hoa@yahoo.com". This account is monitored by the board of directors only.

**Meadow Creek Estates web site** is at <http://www.aboutmyhoa.com/txcitydir/opentxrockwall.htm>. Select the link for Meadow Creek Estates and check it out! You can register yourself on the web site (this will allow you to automatically get emails when the web site is updated), and provide feedback. Please provide us any feedback so we can make sure the information you request is made available, we welcome you feedback! Feedback given on the web site goes to the Board of Directors via the webmaster listed on the web site.

**Contacting** the management company (CMA) is done by calling Gail Garrett @ 972-934-0400 during the hours of 8:30-5:00. Contacting the Board of Directors may also best done this way. CMA maintains a cell phone (972-824-5159) for after hours or emergency purposes. Contact CMA for questions related to the CCR's, Architecture approvals, landscaping of the common areas, issues related to a specific home, or general issues like policies. If in doubt please call and ask. Questions for the Board of Directors will be directed to the board in a timely manner.

**Bulk pick up** occurs every 2 weeks (on Mondays) and will take large items that are otherwise very difficult to dispose of. Simply place the item near the curb at the front of the house and they will pick it up. Bulk pick up does not take building materials! Please contact the city for the 2004 schedule.

**The Codes, Conditions, and Regulations (CCR's)** that you received at closing contain valuable information. Each homeowner should read them to know what is expected of you as a homeowner, and what your rights are as a homeowner. The CCR's are the "rules" that CMA enforces when they inspect the neighborhood. If you have any questions about the CCR's or what they mean please contact CMA or the board. The CCR's are simply trying to keep things within a set of guidelines to preserve the beauty & integrity of the neighborhood. We want this to be a desirable place to live for everyone and the HOA helps us achieve that goal. Supplemental Guidelines for the CCR's are also available on the web site.

**Architecture Control Authority** approval is required for any change made to the exterior of your home, as defined in the CCR's. The neighborhood audit will be completed by the end of March and all issues will be properly addressed. All changes made must conform to the CCR's, even if they already exist and were not

previously approved. Please do not make changes without approval of the ACA, and do not rely on a contractors word for the approval, written approval is required from the ACA for all changes. It is the home owners responsibility for the approval, do not rely on some one else. Unfortunately we have had cases where the contractor said they had approval but there is no paperwork, which means no approval exists. The CCR's are straightforward for most things, and there are supplemental guidelines (further explaining what the CCR's mean) posted on the web site. *If in doubt call CMA for a determination.* Some basic rules to follow:

- If in doubt, please ask first for approval. Forms are easy to fill out and will be approved as quickly as possible (CCR's place a 30 day limit on the approval).
- The city of Rockwall requires a permit for many improvements, and it is up to the homeowner to obtain the necessary permit(s) prior to construction. Make the contractor show you the permits before any work begins.
- Obtain the written approval from the ACA, or make your contractor show you the written approval, before any work begins.

**Newsletters** are a quarterly event, and advertising can be done in the newsletter for a nominal fee, and would be a great way to let your neighbors know about your business. Send us an email with the information.

#### **School Information:**

Dorris A Jones Elementary 972-772-1070

Amanda Rochell Elementary 972-771-2112

Maurine Cain Middle School 972-772-1170

H. E. Utley Freshmen Center 972-771-5281

Rockwall High School 972-771-7339

Springer Elementary (opens Fall 2004! On 205 S. of MCE)

Rockwall ISD web site: <http://www.rockwallisd.com/Index.htm>

#### **Special Events:**

- National Night Out is Tuesday, August 3<sup>rd</sup>, 2004

**Management Report:** Recently there have been many violations for yard maintenance that have resulted in calls to CMA that the violations were in error (the green patches were grass, or the yards had been complained about to the developer as these were in the newer section). We had our landscaper look at the yards and he confirmed that they are weeds which will go away with regular maintenance or when the temperature goes above 80. Please be diligent with the weed killers/pre-emergents to eliminate the weeds, spring is when they really can get out of hand, and they will simply come back next year if not properly eliminated. If you get a violation notice that you feel is in error then please contact CMA immediately. Mistakes can happen and CMA is more than willing to discuss the situation with you. If you don't feel you can contact CMA then please contact the Board of Directors. (input is confidential)

#### **Homeowner hints:**

- Spring is not far off so get those lawnmowers, weed eaters, etc, tuned up and ready to go! A well maintained piece of equipment is safer, more reliable, and more efficient (uses less gas).
- Mow/edge/weedeat regularly to keep your yard well trimmed. Depending on your yard and how well you care for it this may be weekly, but it is easier to keep it looking nice this way. Most lawns will be greening up soon, if not already, so adjust watering schedules appropriately. General rule for grass height is 3-4".
- April 1<sup>st</sup> is the next recommended time to weed & feed your yard.
- Did you know that the water supply lines to your washing machine should be replaced every 4-6 years? Breaks in one of these lines is one of the most common water leaks in a home.

**Meetings for the Board of Directors** take place the 3<sup>rd</sup> Tuesday of each month. Time and location may change, and some meetings may not occur depending on circumstances (quorum may not be possible, bad weather, etc.). All homeowners are welcome to attend the meetings. Please check the web site or contact CMA for up to date status of meeting times & locations.

**Volunteers needed:** We are considering forming a *Landscape Committee* to handle the various requests, and organize things like the Creek cleanup. Please contact the Board or CMA if interested in helping.

**National Night Out** will be here before we know it so plan on participating now! Watch for more details...

**Starting a new program:** If anyone is interested in starting a new program, like a neighborhood watch, please contact us. The board and CMA will assist in any way possible.

**Thank you** for choosing Meadow Creek Estates. We hope you are enjoying the neighborhood.