

NEWS LETTER

August 23rd meeting was called to order at 7pm by David McPhee, President. Board members Kevin Kasper, Nicholas Morris, Marilyn Duckworth and Roberta Dehart were present as well as John Tarlton of Junction Property Management. Also present were three homeowners. We love to see homeowners and hope to see some more of you at future meetings.

General Concerns Forwarded To The Board This Month

1) Dead trees

Answer: We will be cutting down 2 possibly 3 trees soon and topping out another.

Cost: \$1,725.00 (see web site for year-to-date spent)

2) Trash, specifically phone books and papers left on porches and sidewalks.

Answer: We are notifying you per this news letter to check your front porches and sidewalks and clean up. If the paper is being thrown and you didn't request it call them and stop the delivery.

3) Street light out at 2037 Clubview.

Answer: Two members of the board have been calling Oncor, did any of you? Eventually when they are bugged enough they will finally respond. Please call and help us out. It is on the curve and is a danger. Those of you who park on that street should be concerned. There have been accidents on that curve when the light is working. Since the light has a problem and if you don't call, the insurance companies can use that against you if there is an accident at the location. By calling Oncor you put the blame on Oncor.

4) Loss of grass, bushes and damage to trees.

Answer: John Tarlton notified those who lost electric power to their sprinkler system on Clubview while Oncor and TXU settled a small dispute. John Tarlton spent hours calling between the two companies trying to fix the problem and answer code questions by the City of Carrollton. Finally all is fixed, but we lost some grass, maybe some bushes, since this was in July and August. Damage to trees remains to be seen. We would like to thank those who did hand water trying to help the neighborhood out during this mess. You who did will be the first to get some help replacing vegetation lost come next spring.

Some areas around the complex lost grass due to fungus. That will take more cleaning up.

Further discussion on the sprinkler system was done at the August meeting. The system is old, plus hedges, monkey grass, etc., have grown up over the last 40 years and now block/clog sprinkler heads. We are finalizing estimates on fixing sprinkler problems. Currently we are

replacing some sprinkler heads and you may see us trimming bushes and such to expose the clogged/blocked sprinkler heads. Some sprinkler heads will need to be moved out in front of hedges to help get maximum water. We don't have the money to do the whole system at one time. So we will try to fix the worst areas first and change out some vegetation already lost with more drought tolerant bushes and such. This will be a big ongoing project with major cost to the association. I, the secretary will try to keep you informed and give you cost updates as we go along as I do my News Letters. Come to the meetings and give suggestions and hear what we are discussing about this issue, as well as other issues. Again all of you can help us out in the summers with hose sprinklers and hand watering areas around you that look like they are dying. We have to run the sprinkler systems twice a week for only 10 minutes due to state conservation rules. But, homeowners can hand water and use their own sprinklers some also. Just make sure you follow the rules that come on the print out in your water bills regarding times of day you are allowed to water and such. For those who already do this we thank you, it makes a difference.

Plus a reminder to use your soaker hoses.

This is all I am going to cover this month. thanks