



The Heritage Lakes Homeowner Association Newsletter is Published Monthly by Neighborhood News, Inc.



Heritage Lakes Town Hall Meeting Announcement



The Town Hall Meeting is scheduled for
 Wednesday,
 August 18th, 2004
 and will be held in the clubhouse at
 7:00 pm.
 All residents are encouraged to attend.

Highlights from Star Spangled Splash 2004

By Meghan Warhust

Heritage Lakes Annual Star Spangled Splash was a big hit! We had about 450 people come out and join us for a day that was full of fun. We had our golf tournament prior to the start of the party that was full of great prizes, including gift certificates to Texas Land and Cattle as well as cold, hard cash.

Throughout the day we had our parade followed by lunch catered by Sonny Bryan's BBQ. The adults enjoyed the margarita machines, That DJ Guy and the great weather while the kids got to participate in several games. The most popular game that day was the pie-eating contest. This contest also served as entertainment for those of us who watched!

Thank you so much to Angela Patterson and Barbie Chandler for your help in the planning of this party. We had several great people come early that morning to help us decorate, and we thank you! Also, Mitch Narzem, Scott Chandler, Dwayne Neagle and Bob Smolik, thank you so much for your hard work in planning the golf tournament! Thank you to all of you who helped make this a great event...we couldn't have done it without you!

**VISIT THE NEW HERITAGE LAKES
 COMMUNITY WEBSITE!**

www.heritagelakes-hoa.org

LOG ON NOW!

Community Parking Reminder

Please remember that visitors and guests may park on the street for no more than 24 hours. If homeowners have guests, please be respectful of your neighbors, have them park in front of your home not your neighbors. Thanks for your consideration.

Please Watch Your Speed

We want to encourage all drivers to watch your speed as you drive through the community. Also, please remember to stop at all stop signs.



New Trash and Recycling Carts

by: Barbie Chandler

As many of you know, you will be getting new trash (gray) and recycling carts (blue) between now and July 30. These are NOT to be used until the week of August 2. Continue to use your existing trash carts and recycling bins until then. The new carts include a larger recycling cart because you will now be able to recycle cardboard and boxes such as cereal boxes, prepared food boxes, etc. Please do your part in recycling and helping to reduce what we send to landfills. For more info, go to www.friscotexas.gov and you will see a link at the top that says "The Carts are Coming!"

Close The Door On Crime Program

Submitted By Resident Angela Patterson

Over half of the reported burglaries in Frisco are attributed to open garage doors. In many instances, the resident was home and even outside while the burglary was being committed. Burglars spot open garage doors and remove visible items in a matter of seconds. Among the items taken have been tools, lawn tools, sporting equipment such as golf clubs and bicycles.



Frisco Police will soon be placing signs in medians and entryways into neighborhoods reminding you to: "Shut Your Garage Door!"

Take the opportunity away from a burglar by taking just a few seconds to:

"Shut Your Garage Door!"

If you notice your neighbors garage door open, be a good neighbor and remind them of the importance of keeping their garage doors closed!

While Frisco still enjoys one of the lowest crime rates in all of Collin and Denton counties, unlocked cars and open garage doors make it easy for the bad guys. Close the door on crime and force these bad guys to move on.



Let's Get Connected!

If you are new to the community or have not submitted your email address to us, please send us your contact information.

We want to keep you updated on upcoming events and community information.

Please send your email address to clubhouse@heritageclubhouse.com.

LAWN CARE



- Lawn mowing
- Bush trimming
- Bed weeding
- One time cleanups
- Seasonal color
- Decorative mulch



(972) 424-8873

Order online at www.terraturf.com

Licensed
Certified
Insured

August 2004 Calendar Descriptions

- 8/3- **Ohana Bible Study Fellowship from 6:30-8:15.** Please join us at Randy & Holly Valtierra's house, 3633 ROOSEVELT DR, for Bible Study & Fellowship Night. Dinner is served from 6:30-7:00pm and Fellowship from 7:00-8:15pm. Childcare will be provided. Ohana means *family* in Hawaiian.
- 8/5 **Ladies Bunco Night at the Clubhouse from 6:30-9:30.** Join us at the clubhouse for Bunco! Enjoy playing the fun dice game and socializing with your neighbors. If you are interested, please contact Kathy Dorough at 972-668-8488 or email her at dorough@advantexmail.net or Sherayne May at 214-618-3192 or email her at ASDTX1997@aol.com
- 8/6- **TGIF / Newcomer's Welcome from 6:30-10:00pm.** Newcomers come to the clubhouse for an official welcome & orientation. You'll receive your welcome packet and meet your neighbors at the TGIF celebration.
- 8/14- **Back To School Party from 1:00-3:00pm.** Send your students to the clubhouse for fun, crafts and games.
- 8/18- **Heritage Lakes Town Hall Meeting at 7:00 pm.** All residents are encouraged to come to the clubhouse for the Town Hall Meeting..
- 8/17- **Ohana Bible Study Fellowship from 6:30-8:15.** Please join us at Randy & Holly Valtierra's house, 3633 ROOSEVELT DR, for Bible Study & Fellowship Night. Dinner is served from 6:30-7:00pm and Fellowship from 7:00-8:15pm. Childcare will be provided. Ohana means *family* in Hawaiian.
- 8/20- **Kid's Movie Night from 6:00-8:00pm.** Send your kids to the clubhouse to watch a movie on the big screen TV. Popcorn and juice will be served.
- 8/26- **Kid's Bingo from 5:30-6:30.** Send your kids to the clubhouse to play some bingo. They will have a chance to win prizes.
- 8/31- **40's Plus Bunco Night from 6:30-9.** Ladies 40 or older please join us at the clubhouse for Bunco! Enjoy a fun night of socializing and getting to know your neighbors.

The following article will not be shown at the Homeowners' Association's request.

Heritage Lakes Guardhouse Mailbox

By: Brandi Ringler, Administrative Assistant for
SBB Management

In previous months, there have been questions about whether the Frisco Post Office can install a mail collection box at the entrance of the guardhouse. SBB Management received a telephone call from the Frisco Postal Dept. stating that this request was denied. The Dallas District Office must approve all requests, and the collection box was been denied since there are collection boxes already in the area of Frisco. There is a Sub Post Office in the area and there is a collection box on Town & Country. There is also a collection box that is inside Stonebrook Country Club. The Frisco Post Office will verify a possibility of installing Stonebrook's collection box on the outside of their gate so that Heritage Lakes homeowners would have access to it. The Frisco Post Office plans to stay on top of this in case there is need for a collection box in the future.

The following article will not be
shown at the Homeowners'
Association's request.

Town and Country Pools, Inc.

Swim in 21 Days • Guaranteed in Writing!

Family owned and operated since 1978
No salesman, work directly with Builder

972-712-3644

www.townandcountrypools.net

The following article will not be
shown at the Homeowners'
Association's request.

WALKER TEXAS, REALTORS®

She Sells the Homes
He Does the Loans



**Heritage Lakes
Residents**

Nelda & Mike Walker

If You or someone you know is thinking
of buying or selling a home please
give us a call

469-688-9961

www.WalkerTexasRealtors.com

An Independent Member Borker

Heritage Lakes Homeowners Association, Inc. Town Hall Meeting

June 16, 2004

31 people in attendance

1. Introductions were made

- Meghan Warhurst: Full Time Activities Director
- Brandi Ringler: Administrative Assistant for Chris Munsch/Heritage Lakes (Kerry Robinson is no longer with company)
- Swandala Jones will return on July 6 as the Part Time Activities Director

The homeowners present reviewed the April Town Hall Meeting Notes.

Questions regarding outstanding issues were discussed as follows:

The mirrors placed in the alleys have received a terrific response.

Question: Can we get more?

Answer: Ms. Munsch informed the homeowners that if they believed a mirror were needed in their alley to contact SBB.

A homeowner stated that the pool looked very nice.

Question: Has the City of Frisco responded to the request for installation of a mailbox at the gate?

Answer: Ms. Munsch informed the homeowners that Brandi Ringler of SBB would contact the City of Frisco Postal Service in order to receive an update.

Doug Patterson informed the homeowners that the website is receiving a positive response. All Heritage Lakes forms are posted on website. (Ex. The CC&R's, Enforcement Policy, ACC Request Form, etc.) A homeowner recommended that the website address be posted in all newsletters. The website address was stated to the homeowners as www.heritagelakes-hoa.org.

Ms. Munsch informed the homeowners that the directories were delivered tonight and they would be put out after the meeting for homeowners to pick up.

Financial Review:

Ms. Munsch reviewed the financials:

A homeowner asked why builder reimbursement was lower than anticipated by \$130,000.

Ms. Munsch explained that home sales were higher than anticipated therefore the builder contribution was less. Ms. Munsch suggested that the homeowner contact the Elaine Johnson, Accounting Manager at SBB for additional clarification.

Ms. Munsch reported that the association received \$15,000 from a builder that was delinquent.

Questions and Answers:

Question: Who are the builders at Heritage Lakes?

Answer: US Homes is no longer in Texas. Heritage Lakes consists of Ashton Woods, Lennar, and Village Builders. Village Builders is a subsidiary of Lennar.

Doug Patterson informed the homeowners present that the Board has set the trampoline guidelines and these guidelines will apply to all trampolines, existing and new. All homeowners will receive a copy of the guidelines. The Board tried to reach a compromise on the rules for the trampolines. The main objection was that the bright colors were found to be offensive to some. One homeowner was not informed or notified that he was approved or denied.

A homeowner suggested that the Lennar Sales Office receive copies of the Trampoline Guidelines to hand out to prospective buyers.

Question: Will playground equipment be restricted to colors?

Answer: Yes, but the AACC does not know exactly how, but they will be controlled.

Several homeowners stated that they feel Lennar Sales, did not provide them with accurate information on such issues as, trampolines, etc. SBB will speak to the Sales Personnel. Some of the most common questions that possible homeowners ask about are: boats, dog runs, fences, and trampolines.

Ms. Munsch informed the homeowners to please remember that just because they may see someone else installing an exterior structure, never assume that you can do it as well. They could very well be sitting on a five hundred dollar (\$500.00) fine.

AACC: The AACC process is getting better than it was. The committee meets every three weeks to try and clear the pending requests.

Question: Must the requests go through the AACC and Lennar?

Answer: Yes.

A homeowner recommended that the AACC Committee review and approve some items but others may not need approval. Lennar is very quick when it comes to decisions. The AACC will meet next week to develop an ACC process. This process will be posted on the website and newsletter by July 1, 2004.

It is important to remember that the ACC Committee must approve all exterior improvements.

Another homeowner suggested a guide for approval to be put on the website. The dos and don'ts to architectural provisions. (Ex. Make a list of pre-approved plants.)

Mr. Patterson informed the homeowners that when the AACCC decides on a definite date it will be posted on the website and in the newsletter.

Question: A homeowner asked if signs be made to post around the community about the website address?

Answer: We can put it in the newsletter and send an email reminder about the website.

Question: What does SBB do if people install unapproved landscaping?

Answer: The same process is followed when a Resident does not mow their lawn. The homeowner will receive up to three (3) violations letters before the association's enforcement violation policy on fining begins.

(Continued on page 5)

**WE OUTFIT
TEAMS**


Parrott Outfitters

Corporate Wear • Athletic Team Apparel
Special Event Promotion • Spirit Wear

Embroidery • Screen Printing • Heat Transfer

**Parrott Outfitters • 800 Fulgham Rd., Suite 3
(972) 943-3737 • www.parrottoutfitters.com**

(Continued from page 4)

Ms. Munsch informed the homeowners that the cattails were treated. The contractor should begin removal of the cattails after July 1, 2004.

Question: Will you leave any cattails?

Answer: The cattails can take over the lakes, therefore they must be removed.

But the cattails will continue to come back, which will result in an annual on-going expense.

A homeowner stated that the moss is starting to take over the lakes. Ms. Munsch stated that Magnolia Fisheries stated that due to the large amount of rain and the chemicals that are used to treat are mixing together and that is what is causing the moss. It will take about two (2) weeks to clear.

Homeowners need to pay extreme close attention to the lakes. So far two ducks have been found dead side-by-side. If you find any animals that are not living or look extremely ill, please contact Chris or Brandi at SBB, ASAP.

The fountain behind History is still not functioning. The motor was sent to the manufacturer for repair. The part takes one week to ship and several weeks to repair. The fountain should be down for four (4) weeks.

Open Discussion:

1. The brick/stone wall was replaced and the concern was brought up that it didn't match. Ms. Munsch will contact Lennar regarding this issue.
2. How many homes are here now? Approx. 351. In the next two years Heritage Lakes should be built out.
3. Why was the pool bar filled in? The pump was constantly breaking and could not keep the water out.
4. Why do lounge chairs need to be in the pool? The rules will need to be reviewed.
5. Why are the adult pool hours only in the morning? There should be a time scheduled in the evening for adults only as well.
6. Homeowners should let Meghan or Swandala enforce the rules. Do not confront other homeowners.
7. If you see intruders on the golf course or in the pool, please notify the clubhouse if they don't belong.
8. Recommendation to create cards for the golf course and pool. Possibly laminated cards or swipe cards.
9. Is the wooden fence along the backside of the community going to be replaced? No
10. The gate on Washington will not open until the city has expanded the road. Currently it is not on the city agenda to extend.
11. Lennar has reserve fund for motors & Blackard Development is setting up reserve funds for landscaping, etc. for the Washington and President's Drive.
12. Do the homeowners want the Mayor to come back out? Yes
13. The clubhouse house doors continuing to slam. SBB will try to have them repaired within thirty (30) days.

14. Crime Watch- What about the group? No one has showed interest.
15. The gates are stuck open now due to the fire dept. They will be repaired.
16. Speed humps – A homeowner requested installing speed humps. The Board will not consider them.
17. Stops signs- Please send an email on areas that need them.
18. Brian Moen with the Frisco Street Dept informed Ms. Munsch that she could visit with him regarding guidelines for sign placement. To date, Ms. Munsch has not done this but will make an effort before the next Meeting.
19. Recycle bin – A request was made to place one by the trashcans near the pool area.
20. A homeowner requested that the association to build wall to conceal the trash containers at the cabaña.
21. When the garbage trucks are leaving they are spilling trash all down Lebanon. Ms. Munsch informed the homeowners to call the City when this happens.
22. Fences – The houses that have natural fences (not stained) will not be notified to change the appearance. We can only notify homeowners that have fences that are falling over.

The next Town Hall Meeting date will be published in the newsletter.



Your Heritage Lakes RE/MAX Professional

Jeff Jacobson

Certified Residential Specialist

RE/MAX Hall of Fame

972-801-2442

Heritage Lakes Resident



RE/MAX DFW Associates
8100 Dallas Pky, Ste 105
(SE Corner Toll way @ SH 121)
email: JeffJ@rmdfw.com
www.dfw-homes.info



Heritage Lakes Community

Heritage Lakes Clubhouse
 3949 Village Blvd.
 Frisco, TX. 75034

Phone: 972-668-2929
 Fax: 972-668-2931
 E-mail: clubhouse@heritageclubhouse.com

PRSRT STD
 U.S. POSTAGE
 PAID
 BOERNE, TX
 PERMIT NO. 204

Time Dated



August 2003



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Ohana Bible Study & Fellowship Night 6:30-8:15	4	5 Ladies Bunco @ Clubhouse 6:30-9 p.m.	6 TGIF/ Newcomer's Welcome	7
8	9 CLUBHOUSE CLOSED	10	11	12	13	14 Back To School Party 1-3
15	16 CLUBHOUSE CLOSED	17 Ohana Bible Study & Fellowship	18 Town Hall Meeting	19	20 Kid's Movie Night 6-8	21
22	23 CLUBHOUSE CLOSED	24	25	26 Kid's Bingo 5:30-6:30	27	28
29	30 CLUBHOUSE CLOSED	31 40'S + Bunco 6:30-9 p.m.				

Articles that appear in the Heritage Lakes newsletter do not necessarily reflect the official position of Neighborhood News, Inc. and their publication does not constitute an endorsement therein. The appearance of any advertisement in the Heritage Lakes newsletter does not constitute an endorsement by Neighborhood News, Inc of the goods or services advertised. © Neighborhood News, Inc.