

The Heritage Lakes Herald

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Spa Smart
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Heritage Lakes Residents Can Get **Discounted Tickets to TX Rangers Home Games in September.** Visit our website to learn how!



September Town Hall Goes Virtual

Barbie Chandler

The HOA board is excited to announce the September 18th Town Hall meeting will go virtual! Residents will be able to submit questions for the board in advance of the Virtual Town Hall and then receive answers to the questions along with details on current events and reports from the committees.



Financial reports (password protected) will be posted September 5 along with an online form that residents can use to submit their questions on the financial report or other agenda items. The deadline to submit questions using this form will be posted on September 18. Residents will be able to access the Virtual Town Hall on our website (www.heritagelakes-hoa.org) under the residents section. The answers to the submitted town hall questions and information will be posted September 25th.

The Town Hall meetings provide an opportunity for the board to present information from various committees and updates on projects that the board has been working to complete. Additionally, Town Hall meetings are an opportunity for homeowners to share their concerns and ask questions. Past attendance records show that less than 35 residents representing less than 25 households. The board hopes that this new format will generate excitement and more participation as residents can view it from home, at work or even while away on vacation.

The financial documents for the meeting are password protected and you will be prompted to enter the password when you double click to view the financial file. For those residents who have requested a password previously, you will receive the new password (no username) via e-mail. If you have not requested a password yet, you may do so in the virtual Town Hall section online. Send us your feedback on the Virtual Town Hall, as well as your ideas to get more residents involved in future meetings and committees to feedback@heritagelakes-hoa.org.

Share Your Memories with Your Neighbors

We live in a beautiful community with amazing amenities. We are looking for pictures of you and your family in the neighborhood and at our events. E-mail us your JPEG pictures to photos@heritagelakes-hoa.org



New Benefit to Heritage Lakes Residents

Free Notary Service Available

Residents can receive one free notary service as a new benefit of living at Heritage Lakes. Contact Heritage Lake Resident Rinky S. Parwani at (972) 821-9765 to arrange for your service. Or send an e-mail to rinkyparwani3520@sbcglobal.net.

The lakes in Heritage Lakes have been a cause for concern for many in the neighborhood including the HOA Board and SBB Management. Pond Medics was the previous vendor that managed our lakes. They treated the lakes with chemicals once the problem of pond weed was noticed, but their treatments showed no improvement. Pond Medics provided a new proposal for treatment that was significantly higher.

The board and SBB felt it was prudent to obtain a second opinion and Magnolia Fisheries was contacted to review the lakes. Magnolia Fisheries had managed the lakes in the past and was familiar with the issues with our lakes. Magnolia Fisheries provided a better proposal for treatment and will also now manage our lakes on a weekly basis which will provide a quicker response time to any issues. Please know that the HL Board and SBB are always looking at ways to maintain the community and also making sure that the expenses are in the best interest of the community.

We share a letter we received from Bill Wingo, an AFS Certified Biologist with Magnolia Fisheries, an analysis of our lakes, and an article that Mr. Wingo wrote regarding lakes.

Thank you for allowing us to assist in managing your aquatic resources. I have attached the text from an article I wrote several years ago for the Community Association Institute's national magazine "Contact". The article is written in general and non-technical terms. The concepts apply universally but all lakes have a personality of their own.

Your lakes have been problematic from their inception. The US Army Engineer District required mitigation planting and monitoring of certain aquatic plants. Generally, they are marginal shoreline species and with the exception of cattails, they are non-invasive.

The shallow areas of the lakes become infested with native, pioneer plants. They come into your lakes from upstream and from migratory waterfowl. The drainage area for your lakes extends to near the Dallas Tollway. All fertilizers from upstream lawns are washed into your lakes. These fertilizers combined with our hot climate produce rapid growth for noxious pondweeds and algae. Aquatic products approved by the EPA generally have a short efficacy period and provide temporary control. In order to maintain the lakes in a manner acceptable to most homeowner associations, frequent inspections and applications are required

We recently treated the bushy pondweed in your lakes with Aquathol K. Our experience has shown that the type of application equipment used is often as important as the product applied. We used a high volume pump to penetrate the dense mats and allow the herbicide to work more quickly and effectively. We also add products to allow the product to penetrate the cellular structure of the plant and obtain more complete control. We also mix copper based products to control algae mixed in with the pondweeds. Products used to obtain rapid control (Aquathol K) usually provide 4 to 6 weeks of control. Algaecides must come into direct contact with the target algae and sometimes only 1 or 2 weeks of effective control is possible.

Once again, thank you for allowing us to manage the lakes on your behalf.

Bill Wingo
AFS Certified Biologist

"SCOOP UP THE POOP" CAMPAIGN

Did you know that it is the responsibility of pet owners to scoop up the poop for their pets, especially in the common area and in residents' yards? Please be considerate of your neighbors and help us maintain our community by picking up after your pet.

Watch for seven signs in strategic locations near trash receptacles around the community and in common areas to remind pet owners to pick up after their pets.



**(Reprinted with permission by author, Bill Wingo
AFS Certified Biologist)**

Submersed aquatic weeds and algae often present the biggest challenge to community management specialists. The degree of aquatic vegetation growth is a function of: (1) water depth; (2) water clarity; (3) weather patterns; and (4) nutrient loading. Unsightly aquatic vegetation and algae reduces property values. Algae often clog filters, pump inlets, and other equipment. Oxygen levels may become reduced and bad odors can result. Severe infestations can even cause stunting of game fish and destroy fish habitats. Excessive vegetation interferes with recreational uses such as fishing and swimming. Emergent aquatic vegetation and algae also offer mosquitoes an ideal breeding site and provide shelter for snakes.

The Pros and Cons of Mechanical Methods

Mechanical harvesting, cutting, and dredging have been used for many years. These methods are non-selective, costly and time-consuming. Harvesting can aggravate the problem by dispersing plant fragments. Results rarely last more than a few months. Disposal of harvested weeds is a major problem.

The Basics of Biological Control

Biological control agents are herbivores, insects, microbes, or pathogens. They feed or reproduce upon a specific plant. Biological controls can be slow to produce results and they often are not as effective or consistent as other treatment methods. Generally, biological controls are most effective in smaller ponds.

The most common herbivore used for aquatic vegetation control is the Asian grass carp (White Amur). The use of this exotic fish is restricted in many areas because of the long-term effects they might have on native plant species. The results of Grass carp stocking are variable because the fish have very distinct food preferences. Do not expect grass carp to solve all aquatic vegetation problems. Check with your local natural resource agency for regulations prior to stocking these fish.

The Benefits of Aquatic Herbicide Control

Aquatic plant management using herbicides provides faster and longer-lasting results. Labor costs are lower than mechanical methods. Most registered herbicides are selective; therefore, weed species identification is the most important consideration. Your state extension service may provide species identification for aquatic vegetation. Some products have water use restrictions for treated water. State and local restrictions may apply.

There are two classifications of aquatic herbicides: Contact Herbicides and Systemic Herbicides. Contact herbicides achieve very fast results; however, control usually requires multiple treatments during the growing season. Contact herbicide pond treatments must be split into sections in order to avoid rapid vegetative decomposition and oxygen depletion. Systemic herbicides have a much slower mode of action; however, they often provide season long control. There are usually no oxygen depletion concerns when using systemic herbicides.

To avoid fish kills and other problems related to improper use of EPA registered products, contact a professional aquatic applicator for recommendations and treatment options in your area. Your state natural resource agency can supply names of reputable companies.

What is Sunlight Reduction?

Most noxious aquatic vegetation growth begins on the pond bottom. Lake colorants can be used to shade the water and prevent sunlight penetration to the pond bottom. The degree of shading is determined by the amount of dye added to the water. Lake dye should only be used in ponds with minimal water exchange. In flow-through systems, the color will disappear after rainfall events.

Mosquito Control is a Must

Mosquito larvae abound in shallow, calm water. The best way to control them is to eliminate that type of habitat. Fill in shallow areas that do not drain properly. Make sure all areas of a pond are circulated by wind action or mechanical agitation. Mosquito larvae have a breathing tube and cannot live in agitated water.

Other control methods include stocking *Gambusia affinis* (mosquito fish). Each adult female fish can consume up to 250 mosquito larvae per day. These small fish do not thrive in ponds with large populations of bass, bluegill, etc. because they are slow swimmers and quickly become prey for other fishes.

How Fountains and Aerators Help

Surface and bottom diffused aeration can help reduce algae in many parts of the U.S. The increased oxygen in the water allows naturally occurring microbes to more efficiently utilize nutrients in the water, thereby making the nutrients less available for use by noxious aquatic vegetation. As part of an integrated management approach, aerators can be a big help for problem algae infestations.



Community Garage Sale Set for September 16

Do you need to get rid of the unused items in your house? Do you want to earn some extra money? Don't miss out on the next Community Wide Garage Sale on Saturday, September 16.

The Community Wide Garage Sales will be advertised in the local newspaper. Here are some additional tips to help you maximize sales of your used items.

1. Place your own ad in the paper.
2. Tell people you know about the sale.
3. Post a sign in your front yard advertising your items for sale.
4. Set up items for sale in your front lawn.

Contact the clubhouse to sign up for the garage sale. Be sure to provide a list of items that can be included in an e-mail which will be sent to promote the event. Visit www.heritagelakes-hoa.org for information and HOA guidelines on garage sales.

Sponsors Needed for Hicks Elementary Benefit *Spend a night under the stars and help local school* Debi Meuret

Do you have a small business that could use a boost in visibility? Why not donate your products or services and advertise in the Auction catalog for the "Spend a Night under the Stars" at the Stonebriar Country Club in Frisco. The adult-only silent auction will benefit Thomas Hicks Elementary School. Full page ads are \$100. Half-page ads are \$50 and quarter-page ads are \$25.

Businesses donating items for the silent auction will be able to display promotional materials at the event. All donations are tax-deductible and 100% of the proceeds will help programs and events at Tom Hicks Elementary.

Admission to the event which will be held on Friday, October 6, includes appetizers, a goody bag, and raffle tickets for prizes. Items collected to date for prizes and the silent auction include:

NEIGHBORHOOD NEWS

Summer Ice Cream Social was the Social Event of the Season

Annette Rowe, Clubhouse Coordinator



New faces joined the fun and made friends at the Kindergarten Ice Cream Social on August 2. Community children gathered at the clubhouse to feast

on ice cream sundaes they personally topped with creative mixtures of confections and sweet treats. More than a dozen kids and their parents gathered to meet each other and color pictures that are now posted in the Craft Room. Be sure to visit the Club House to view the pictures and celebrate our kids' creativity.

- Two tickets to the Fiesta Bowl
- Two tickets to the taping of the Dr Phil Show
- Two roundtrip tickets on Southwest Airlines
- Two roundtrip tickets to Airtran Airlines
- One-night stay at the "W" Hotel in Dallas
- One-night stay at Horseshoe Bay
- Bliss Spa product package (valued at \$500)
- Free Teeth Whitening by local dentist (valued at \$499 or more)
- Free Wine Tasting event and bottles of select wines
- Dinner for 8 at the soon-to-be-opened Bonnie Ruth's Café (a \$1500 value)
- Balloon Rides for two to four people

Residents interested in donating items for the live auction, advertising in the event program or volunteering to organize the event, contact Heritage Lakes resident Debi Meuret at 972 668-5200 or debimeuret@yahoo.com.

The September Resident Spotlight, a monthly Q&A with active volunteers and business owners in the community, features Carol Carr, Real Estate Consultant for Keller Williams Realty. This new column introduces and celebrates the residents of our community. Who should we shine the spotlight on next? Email your recommendation to: editor@heritagelakes-hoa.org

Carol Carr of Keller Williams Realty has been a resident of Heritage Lakes since November 2004. A native of St. Louis, Missouri, please get to know Carol Carr.

Q: Tell us about your family, your spouse, children, pets, and your favorite activities and interests.

A: I was married in Missouri to my high school sweetheart, Danny. He is a mechanical contractor. We've lived in Dallas area for 31 years before moving to Heritage Lakes. We have a son, Jeff, who is single with Business degree from Texas A&M University. He lives in Dallas. Our daughter Kelly is married and holds an advertising degree from North Texas State. She lives in Frisco now. We have a three year-old Brussel Griffon (you know that dog in the movie "As Good as It Gets"). Her name is Chloe and she has been featured in some of our marketing pieces.



Heritage Lakes Resident, Carol Carr

The Heritage Lakes Herald

The Heritage Lakes Herald is a monthly publication produced for Heritage Lakes Residents by resident volunteers. Articles are submitted to the Communication Committee by the 10th of each month. If you would like to submit articles for consideration to be included in the newsletter, e-mail article in Word format to editor@heritagelakes-hoa.org.

Volunteer Staff & Writers

Editor - Richelle Owens
Layout & Design - Shana Kennedy
Writers - Barbie Chandler, Richelle Owens, Darlene Yoquelet, Debi Meuret, Annette Rowe, Bob Smolik, Carol Carr, Scott Stepien

Corrections:

The August Pool Wise article was written by Dudley Wilson and Darlene Yoquelet.

The Pool Committee can be reached via e-mail, as well as all community related questions, concerns and issues:

E-mail:

l.arquilla@sbbmanagement.com

Call Linda Arquilla:

(972) 960-2800, ext. 503

Q: Tell us one thing that others might not know about you.

A: I am passionate about playing tennis! I am currently playing on a AAA Ladies Doubles team at The Lakes Academy as well as a mixed doubles team with my husband. Danny was on a men's team that won nationals; and I was on a ladies team that took second in the nation. I was ranked second in Texas in Ladies Doubles at one time.

Q: What do you enjoy most about being a resident of Heritage Lakes? Describe one of your fondest memories.

A: The day after we moved in the neighborhood nearly two years ago, a neighbor knocked on my door and invited me to her house for a neighborhood brunch and I thought, "What a friendly neighborhood!" Since then we have organized block parties and enjoyed playing Bunko and golf, serving on social and communication committees, and attending monthly events at the clubhouse. We love Heritage Lakes so much that I have brought some of my favorite clients here to live!

Q: Describe the product or service that your business provides:

A: I am a top producer in the #1 producing real estate office in D/FW, including ReMax, Ebby Halliday, and others, and we are second in the state of Texas. I ranked #2 in my office of 500 agents in January. We have a team called The HOME Team, and we pride ourselves on the fact that our listings sell within an average of 21 days on the market and at 97% of list price. Over 70% of our business is either referral or repeat business.

Q: Tell us one thing that others might not know about your business/industry:

A: Most realtors are **not** rich. In fact, most realtors don't make money for the first six months to one year of opening their business; and 90% of the people who get into the business are out of it within a year. To be successful in this business you must have integrity, common sense, the ability to work long hours and a strong desire to help others achieve their dreams.

Did you know you can have a block party any time of year? We had ours on National Night Out , August 1 from 7-9pm. on United Lane. We registered our block party with the Frisco Police Department and blocked off the street with trash bins.

We had a nice turnout from our street and those streets surrounding it. People brought snacks and drinks and activities for the kids. The police and fire departments came to visit with us. Kids enjoyed climbing on the fire truck. Adults enjoyed getting to know one another better. We collected canned goods for the Frisco Family Services Center. Carol Carr was the organizer and several neighbors helped to make the night a successful and enjoyable evening for everyone.



Photographer | Carol Carr



Block Party

The Herald September Scrapbook

POOL COMMITTEE UPDATE

SPA SMART: Spa Facts and Users Tips

Darlene Yoquelet | Source: www.healthyswimming.org

The spas at Heritage Lakes are a popular amenity. The spa in the upper pool is open for residents to enjoy year around. Please see upper pool hours posted on the upper pool gate. On the other hand, the spa in the Lazy River is closed when the Lazy River is closed.

Also remember the **red spa button** is for emergencies only such as someone's long hair caught in a jet or drowning. Do not push this button to turn off spa. The Red Button shuts down the entire spa, including the maintenance filters and results in mechanical failure that increases pool maintenance costs and ultimately your HOA dues.

Here are some tips for Heritage Lakes' spa users to make your spa experience safe and healthy and keep the spas operational.

Heed...spa rules for safe and healthy use.

- Refrain from entering a spa when you have diarrhea.
- Avoid swallowing spa water or even getting it into your mouth.
- Shower or bathe with soap before entering the spa.
- Observe occupancy limits, if posted, on the maximum allowable number of bathers.
- Children less than 5 years of age are prohibited from using spas.
- If pregnant, consult a physician before spa use, particularly in the first trimester.

Observe...and listen to the spa and its surroundings. What should you notice?

- No odor. A well-chlorinated spa has little odor. A strong chemical smell indicates a maintenance problem. Contact the clubhouse.
- Smooth spa sides. Tiles should not be sticky or slippery.
- Spa equipment is working. Pumps and filtration systems make noise; you should hear them running.
- Spa temperature. The water temperature should not exceed 104°F (40°C). The temperature of the Heritage Lakes' spas is set at 104 F.

If you notice something does not seem right with the spas, contact Linda Arquilla at 972-960-2800 ext. 503 or send an e-mail to: l.arquilla@sbbmanagement.com.



The HOA
Watchdog

If you notice something in the community that does not seem right or notice a violation of the CC&Rs, please contact Linda Arquilla, management representative at SBB Management. SBB is responsible for enforcing our rules.

Linda can be contacted at 972.960.2800 ext 503 or by email at l.arquilla@sbbmanagement.com.

GOLF COMMITTEE UPDATE

COMING SOON - Night Golf Tournament October 12 | Co-Ed Tournament in November

Top Winners of the Capitol One Fourth of July Golf Tournament Named

Bob Smolik, Golf Committee

This year's Fourth of July Golf Tournament was sponsored by Capitol One, with tournament prizes provided by Bob Smolik and Chilis. Please join the community golf committee in congratulating the following winners: first place: Robbie Going with a score of 52 and five second place winners: Eric Kubera, Jack Rawani, Hunter Clark, Kenny Garza, and Harold Whitcomb with a score of 55.

20 Residents Compete in the Hotter 'n Hell Golf Tournament

The "Hotter 'n Hell" Golf Tournament was held on August 12 and featured 20 participants. Resident Jackie Rajwani took home both the "Net" and "Gross" prizes with the lowest score. Darrell Nottingham took the "Closest to the Pin" prize with a great shot on # 6. He was the winner of 4 tickets and parking to the Texas Rangers game, provided by David Larson.

FOR SALE

Know the Value of Your Home

Carol Carr of Keller Williams Realty

Statistical Breakdown of Heritage Lakes Activity for Month of July 2006

| | |
|----|----------------------------------|
| 31 | Currently on the Market for Sale |
| 1 | Closing Date Pending |
| 4 | SOLD! |
| 1 | Expired (Did NOT Sell) |

Averages of the Homes that SOLD

| | | | |
|----------|------|-------------|-----------|
| Bedrooms | 4 | List Price | \$325,925 |
| Baths | 3 | SOLD Price | \$321,725 |
| SF | 3500 | Days On Mkt | 67 |
| \$/SqFt | 92 | SP % LP | 99 |

Did you know that when you see the many events offered, this newsletter you are reading and pictures taken that you are seeing the efforts and time of our volunteer residents? Our neighborhood can be as exciting as you want to make it. Volunteer your time in your favorite committee today. We need you!

E-mail volunteer@heritagelakes-hoa.org with the committee(s) you're interested in and we will contact you shortly to get you involved!

The golf tournament needs helps with future tournaments and sponsors, the communications committee needs graphic/layout artists, writers and advertising help... and that's just a few opportunities available.

Keeping Your Car Cool

Scott Stepien

Did you know that more gas stations are starting to carry E-85 Ethanol fuel? Almost every vehicle can substitute a 10% ethanol blend; however, only flex-fuel vehicles are capable of running on E-85, which is a blend of 85% ethanol and 15% gasoline. Auto makers have been building flex-fuel vehicles for years because they earn CAFÉ credits from the EPA.

Be sure your vehicle is flex-fuel capable before filling up your car with E-85. The heavily-blended ethanol attracts moisture and these select vehicles must have stainless steel fuel systems to prevent rust.

Prior to the recent mandate to replace the fuel additive MTB with ethanol, you had to travel to Iowa or South Dakota to purchase E-85. Some Kroger grocery stores and HEB gas stations in Texas now carry this blend. The thought of diluting foreign oil with home-grown alcohol is indeed attractive, but be aware the performance of the fuel suffers. Because E-85 produces less than 80% of the energy in pure gasoline, a car that obtains 20 miles per gallon on straight gas will not get 16 miles per gallon E-85. To even the playing field, you would need to pay less than \$2.25 per gallon of E-85 to make up for the lost mileage of \$2.80 per gallon gasoline.

For more information on E-85, visit www.epa.gov.



A Short Note from The Communications Committee

We'd like to thank you for your patience as we strategize the best communication tools for our neighborhood. We've experimented with several newsletter formats and web layouts and designs, all in our best efforts to get you the information you need to know the best way possible. Thank you for your feedback and input through this process. This month we hope you enjoy the new color, print friendly newsletter including a printable calendar for your desk or refrigerator. We'll keep new things coming in the months to come... and as always we welcome the help if you have the time.

Aquatic Vegetation Control (continued from page 3)

Maintaining a pond or lake can present significant challenges. What works well in one community may not be the proper solution to maintain the pond or lake in another community. Because many aquatic weed species closely resemble others, proper identification is critical. It's almost never as simple as dumping a magic potion in the water and attaining pristine water quality.

HERITAGE LAKES HOMEOWNERS ASSOCIATION

SEPTEMBER 2006

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|--|--|-------------------------------------|--|---|--|
| | | | | | 1 | 2 Labor Day Golf Event 8:30 am |
| 3 | 4 | 5 | 6 | 7 Bunco at the Clubhouse 7 pm | 8 | 9 |
| 10 | 11 | 12 Communications Meeting 7-8 pm | 13 | 14 TX Rangers vs. LAA 7:05 PM | 15 TX Rangers vs. LAA 7:35 PM | 16 Community Yard/Garage Sale 8 am – 2 pm TX Rangers vs. LAA 7:05 PM |
| 17 Deadline to submit questions to Virtual Townhall Mtg. TX Rangers vs. LAA 1:05 PM | 18 Deadline to Submit Questions to Virtual Town Hall Meeting HOA Board Meeting 6:30 pm TX Rangers vs. SEA 7:05 PM | 19 TX Rangers vs. SEA 7:05 PM | 20 TX Rangers vs. SEA 7:05 PM | 21 | 22 Over 50's Group Pot Luck Social TX Rangers vs. CLE 7:35 PM Heritage Lakes Night at Pizza Hut Park | 23 TX Rangers vs. CLE 7:05 PM |
| 24 TX Rangers vs. CLE 1:05 PM | 25 Virtual Town Hall Meeting Online | 26 | 27 | 28 | 29 | 30 |

September Tip on Being a Good Neighbor

Invite your neighbor over for a leisurely cup of coffee to get to know them better.

Coming in October...

October 1st, Sunday – 4th Quarter HOA Dues Due
 October 5th, Thursday, Bunco – 7- 9 pm
 October 6th, Friday – TGIF, 7 – 10 pm
 October 12th, Thursday, 7.30 – 8.30 pm FREE seminar on Identity Theft Seminar
 October 12th, Thursday – Night Golf
 October 28th, Saturday – Halloween Party
 October 31st, Tuesday – 4th Quarter HOA dues are late.

Click on each event to get more information online.

If you do not have a computer or internet connection call Annette at 972-668-2929

Important Numbers

Heritage Lakes Clubhouse, Annette Rowe – Clubhouse Coordinator
 Guard House
 Guard's Mobile Number
 SBB Management, Linda Arquilla, CMCA – extension 503

972-668-2929
 972-668-6130
 214-448-6130
 972-960-2800