



HERALD

September 2007

Inside this issue:

Monitoring Gate Access	2
Fishing Tournament Results	3
Community Directory	3
FidoFind Goes Live	4
Swing Night Fun	4
Election Proxy Moxy	4
New "Tech" Workshops	5
Tennis Academy Programs	5
Recent Event Photos	6
Community Calendar	8

SPECIAL ELECTION ISSUE

Board of Directors Election - September 25, 7pm

This month, Heritage Lakes will elect three residents to represent the community on the Board of Directors. These three, along with the two incumbents, will decide all matters related to the operation of the community. The Board is responsible for attending to and deciding all matters related to amenity and common area repair, maintenance, and improvement. They also determine the assessment rates and approve the annual spending budget. This is a VERY IMPORTANT community decision as many of the Board actions, or possibly inactions, will have a bearing on YOUR property value and resale ability.

A candidate "Meet & Greet" is scheduled on Friday, September 7th at 6:30pm and replaces the normal TGIF activities. The session will start

with a question and answer session in a panel discussion format. Community volunteers will be on hand to receive resident questions, so start thinking today about what you would like to know before casting your all important vote.

Submitted questions will be organized and presented to the panel of candidates by a moderator and response time will be limited to two minutes per candidate. There will be only one question per household allowed unless time permits otherwise.

Appetizers and refreshments will be provided to help kick off the after party where residents will be able to speak one-on-one with the candidates. Be sure to save the date for this fun and informative event!



Securing our community - one phase at a time

In July, the Safety Committee set the timeframe and process for implementing Phase I of the Security Plan, which is still available for review on the community website. Soon, two vehicle stickers with our swan logo will be mailed to each home. Also included in this mailer will be a new resident information form. Be sure to complete the form and return it as soon as you receive it.

Updating our resident data is crucial to the

program's success. Data collected will include vehicle information, visitor access and exclusion lists, and household residency information. This information will be compiled for the guards to access via computer. Updating the security database will streamline authorized visitor entry into the neighborhood and will help the guards keep trespassers out.

These stickers will allow the guards and resi-

see **Securing** on page 2

Special points of interest:

- ◆ Fall Garage Sale - pg. 2
- ◆ Movies on the Lawn - pg. 2
- ◆ New Watering Rules - pg. 7
- ◆ Herald Advertising Rates - pg. 7
- ◆ Community Calendar - back page:
Cut and post to your fridge.

Misplace your paper copy? Want to click your way through the issue? Get a full color, interactive version online at: heritagelakes-hoa.org.

Have a newsworthy article or announcement? Send it to: herald@heritagelakes-hoa.org
Submission deadline is the 15th of each month.

Interested in Herald advertising? Contact: advertise@heritagelakes-hoa.org

Board Candidate "Meet & Greet"
6:30 - 10:00 pm • Friday, September 7
Candidate Question & Answer Forum
Appetizers, Beer & Soft Drinks Provided

Serious about safety... (continued from Page 1)

dents to identify those who attempt to gain “follow through” access. Additional resident vehicle stickers will be available at the guardhouse and disposable date stamped visitor passes will be provided to approved guests.

The Safety Committee is also continuing to develop Phase II options, which include researching various hardware and software technologies to help keep non-residents from entering our neighborhood. Products being considered include license plate

recognition software and toll-tag reader systems. We will carefully evaluate and compare any proposed solutions to see which will be the most effective. We are also seeking to obtain a permit from the city to add swing arm gates, which will also assist in curtailing “follow through” access.

The Safety Committee thanks all of you for your help and cooperation in making our community a more secure, safer place to live.

Monitoring access to the community

The Safety Committee, in conjunction with SBB and Securitas Security Services, has created a feedback mechanism to report access violations.

Here’s how it works. If anyone comes to your house and you have not specifically granted them access through either a call from the guardhouse or your access list, please email the time, person, and description of the event to the e-mail address listed at the end of this article.

Individual events will be will be cataloged and evaluated by

Securitas and SBB management personnel and corrective actions will be summarized for the Board and Safety Committee.

This temporary program will help us pinpoint which guardhouse personnel need additional training and will provide a feedback method to monitor compliance with the Heritage Lakes guard posting orders. An access list updating opportunity is coming this month.

Important: Report ANY unauthorized or unannounced visitors to guardhouse@heritagelakes-hoa.org.

Fall Garage Sale!

Saturday, September 22 7am - 1pm

It’s time to turn your trash to treasure. Our Fall Garage Sale is upon us! Your sale may be set up in your front yards or front-facing driveways. Clubhouse parking lot spaces and tables will be available for \$5 each. The garage sale will be advertised on Frisco On-line and in the Dallas Morning News. A map showing all of the participating homes will be passed out at the guardhouse. Please call the clubhouse to register your home for the map, to rent a parking space, or to reserve a table.

Get ready now!



Movies on the Lawn

Saturday

September 29

Starts at Sundown

Bring your pillows, blankets, lawn chairs, soft drinks and snacks!

Feature to be determined



Real Estate Report

* NTRIS does not factor Cancelled, Withdrawn, or Previous Listings into Days on Market.

Activity for the month of July

30	Currently on market for sale
2	Closing date pending
3	SOLD!
0	Listing Expired
6	On market for lease

Presented by:
Resident & Real Estate Consultant
Carol Carr
www.HomeTeamDallas.com
Keller Williams Realty
(214) 727-2411

Averages of SOLD homes in July

No. of Bedrooms	No. of Baths	Square Footage	List Price	Price Per Sq. Ft.	Days on market	Selling to Listing Price
4	3.1	3475	\$318,233	\$89.68	47	98%

Evening fishing tournament brings out resident anglers

The lucky winners of the August 4th tournament were as follows:

Adults:

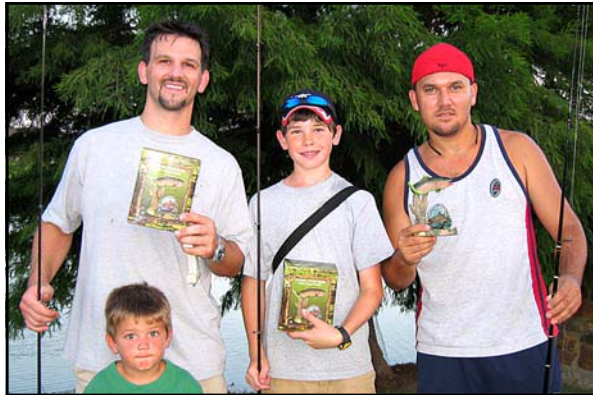
Biggest Fish: Ed Blanco - 16 1/2"

Biggest Stringer: David Rairick - 41 1/4"

Kids:

Biggest Fish: Michael Randacco 13"

Biggest Stringer: Cameron Gifford - 35"



L to R David & son (Cole), Cameron, and Ed



Community directory coming soon

The Communications Committee is planning a new resident directory to replace the years old one currently in circulation. We are working in conjunction with the Safety Committee to collect all pertinent data for this publication. This month, you will be receiving a new Resident Information Form developed by both committees. A portion of the form is dedicated to collecting specific data for the resident directory.

We encourage all households to take advantage and participate in the directory. Knowing your neighbors and having the ability to contact them will help build a greater sense of community spirit and can be used as an additional neighborhood safety tool. If an emergency situation arises or you notice suspicious activity at a neighbor's home, you'll be able to alert them. Plus, it will also be a useful resource to help residents plan and organize such events as play dates or parties for their children.

The Resident Information Form contains fields for each occupant, including phone and cell numbers, e-mail addresses and year of birth. Providing household occupant birth years for demographic analysis will aid the Social Committee in planning budgets and events throughout the year. Much of the data requested

will be required for the security database, but residents will have the opportunity to "opt out" of specific information they do not want included in the published directory. By default, the Resident Directory will include owners of record and street addresses.

Lastly, we are pleased to announce that advertising space will be available in the directory. This will be a great marketing opportunity for small and home-based business owners as the directory will be used year round providing continuous exposure. Directory advertising specifics are in development and will be announced as soon as they become available.

We look forward to receiving a great response from the community. Thanks in advance for your cooperation, participation, and time in making this important initiative a success.

Do you have a community comment, question, or concern? E-mail: viewpoints@heritagelakes-hoa.org

Member Price Exclusively for 

Computer Services for Small Business/Home Business & Residential
 PC Repair * Virus Removal * Data Recovery * Networking * Web Design

214-257-8901

Fast  **teks**™
 On-Site Computer Services

Experienced Versatile Professionals who are Local, Fast, & Affordable. **25% OFF**



FidoFind goes live!

Every so often in Heritage Lakes a resident finds someone's dog who has either dug under the fence or otherwise got loose. The Communications Committee has noticed that the standard response is to take the dog to the Clubhouse or the Guardhouse trying to find the rightful owners to return the beloved pet.

The Communications Committee has developed a page on the community website called FidoFind where owners can list their dog. We need a digital photo, breed, size, dog's name and contact info.

In the future, when someone finds a dog roaming the neighborhood, they will be able to look on the website and, if the dog is

listed, get it returned to the rightful owner. Go to www.heritagelakes-hoa.org and click on the Residents page, then FidoFind. You will see a gallery of dog pictures that have been submitted by your neighbors. Select the dog that looks closest to the one you are looking for and click the picture. A larger picture will open with the information necessary to return the dog to his home.

To submit your pet for this program, please email the above listed information to fidofind@heritagelakes-hoa.org.

We hope this webpage will help reunite many dogs with their loving families! Best of all, it's free!

The Over 50 Group hosts communitywide Swing Dance Night

"The Frisco Jazz Band performed again for our community for Swing Night. This time the Over 50 Group extended the fun to the entire community. On Friday, August 17th, a crowd gathered around to hear the 21-piece band play the old favorites. There was a little of everything to get almost everyone on the dance floor – the swing, fox trot, waltz, cha cha, rumba and more! The band did three sets, with entertainment provided during intermission. Lesley Rolandt and Diane Rogers coordinated the entertainment, food and decorations for a really successful evening. If you missed Swing Night this year, be sure to not miss it the next time around. We are hoping to make this an annual event!"



Election Proxy Moxy

All residents are asked to submit a proxy regardless of whether or not they plan to attend the election meeting so a quorum can be met. Failure to establish a quorum will result in additional costs to the association to reset the meeting. If you provide a proxy and attend the meeting, the proxy becomes null and void and you may recast your vote in any manner you wish. Proxy forms must be signed to be valid and can be sent to SBB via fax, US mail or scanned and e-mailed or dropped off at the Clubhouse. Yours will be in the mail soon.

www.HomeTeamDallas.com

- ✓ Click POWERPAGE – see homes that have come on the market since midnight last night and MLS activity the past 5 days!
- ✓ Click FORECLOSURES (bottom of page) & shop for a bargain!
- ✓ Click REFERRAL DIRECTORY – find “home helper” vendors recommended because of outstanding performance for the price charged.

**Support your
community sponsors!**

Free monthly tech workshops scheduled

Fast-teks On-Site Computer Services is kicking off a series of free monthly technology workshops exclusively for Heritage Lakes Residents. The first workshop covers Online Safety for Kids at Home. Get valuable information about the risks your children face when using the Internet. Learn where and how to get resources online to reduce risks. Receive free utilities and tools to create a safe online environment at home. And most importantly, learn how to teach your kids responsible Internet usage in and out of the home while keeping communication open. Fast-teks is providing this service free of charge. It is a casual event intended to continue making our community one of the best in Frisco.

The Fast-teks North Dallas franchise is owned and operated by Zandro Cabiltes, a resident of Heritage Lakes. Our intention is to give back to the community by starting locally here in Heritage Lakes. Valuable feedback from the Heritage Lakes Residents will help determine the subject of future workshops. Upcoming topics will likely include the following:

- **Securing Your Home Network**
- **Seniors and Technology**
- **Optimizing Your PC and Keeping Virus Free**

Have Comments or Questions? Please contact us. We look forward to meeting you at our first workshop.

"Some of our clients have experienced issues with their children being on the Internet and have asked Fast-teks to help with solu-

Technology Workshop

"Online Safety for Kids at Home"

When: September 12, 7 - 8pm

Where: Heritage Lakes Clubhouse

For: Heritage Lakes Parents and Children

By: Fast-teks On-Site Computer Services

Business: 214-257-8901

Fax: 214-206-8727

E-Mail: zcabiltes@fastteks.com



tions. Intensive hours of research and efforts resulted in this workshop. A father in Allen, Texas credited our efforts in helping save his son's life after introducing a simple and inexpensive tool to monitor his teenage son's habits online. By sharing this valuable information, we hope to help other families avoid these situations."
– Zandro Cabiltes, Resident



Lounge and Pool Rental

Members Only

Evening Gatherings, Parties and Social Events after 7:00pm

\$110 per hour for the pool OR the lounge

\$160 per hour for the pool AND the lounge

Daytime Gatherings, Parties and Social Events before 7:00pm

\$75 per hour for the pool OR the lounge

\$105 per hour for the pool AND the lounge

The kitchen is equipped with two sub zero refrigerators, a freezer, and a microwave. The host may begin setting up 1.5 hours before your paid time on the day of the event (you may pay for extra time if more is needed). 50% of the rental fee is required to reserve your date. This fee is non-refundable 72 hours prior to the reserved date.

Note: The fees includes custodial assistance for moving and arranging furniture prior to and following the event. The assistant will also monitor the facility and help the host clean up afterwards.

Please Contact: Nanette Rousseau (972) 668-5253 or Nanette@lakestennis.com with any questions or to make a reservation today!

Recent Events



Tournament Anglers on Aug 4th



The winning fish - 16.5"



"Over 50" Poker Night



Phyllis' near natural Royal Flush

Recent Events



Tournament Players on July 21st

**Golf
Schedule**

**September 1
10am - noon**

**September 27
6-8pm**



Kindergarten Ice Cream Social

Announcements

City of Frisco Water Conservation Plan Now in effect!

Guidelines:

- Limit outdoor watering to two days per week on the days of your choice
- Avoid watering between 5 & 8am and between 10am & 6pm
- Avoid watering during rainfall or when temperatures are below 40 degrees
- Avoid excessive watering that allows runoff to paved areas

Classified Ads

Advertise your small business here for just \$10.
3 lines, 180 characters maximum, including spaces.

New classified ad rates!

Residents may now offer personal items for sale for just \$5. We'll save you space in an upcoming issue for those items that remain after the community garage sale

on September 22nd.

(Business rate \$10)

\$5

\$5

Heritage Lakes Herald

Resident Advertising Rates

(Non-resident rates are double)

Ad Size	Monthly	Quarterly
Eighth Page	\$25.00	\$60.00
Quarter Page	\$50.00	\$120.00
Half Page	\$100.00	\$240.00

Contact advertise@heritagelakes-hoa.org to put your business in front of 590+ homes!

AVON · AVON · AVON

Your Friendly Neighborhood Avon Lady

Melissa Banzhof

Call TODAY for your AVON Book and

Receive a Free Moisture Therapy

Lip Balm for winter.

(469) 362-0603 or (469) 774-6139

E-mail: mbanzhof@sbcglobal.net

Provided by Heritages Lakes Resident Realtor
Resident since 2003

KELLER WILLIAMS REALTY Comparative Market Analysis

Year to Date 2007 January - Aug 19

Data provided by NTR EIS
Average Listed Price \$295,278
Average Sold Price \$289,538
Average Sold Price Per Sq. Ft. \$92.80
Average Days On Market 60
Number of Homes SOLD 33
Currently 31 Homes for SALE @ \$95.74
Average Current Listing Price \$329,542

Mickey Looney
Sterling Group International
"Solid Service"

Member of International Luxury Society
KELLER WILLIAMS REALTY

214-893-1217

Email: MickeyKL@kw.com

TheSterlingGroupInternational.com

As of 08/19/07



To receive your FREE Market Evaluation, simply go to MICKEYKL.COM click "HouseValues"

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable not guaranteed. Each Office is Independently Owned and Operated.

