

The Preserve at Mayfield Ranch T E A M Newsletter

Together Everyone Achieves More

November 1, 2017



HOA Board Update

1. To better identify vehicles that belong in our community, we have purchased decals to be placed on EVERY vehicle owned by all residents (Homeowners as well as Leased Homes). If you really don't like the idea of a decal on your car just remember it all comes down to "safety & security" and having a license plate # is a good thing & hopefully keep residents safe! You could keep it in your glove compartment, in case, the RRFD or RRPD is checking on fire lane parking or other illegal parking.
2. The Registration was deemed a success! All but 26 residents have registered their Key FOBs & Car Tags to receive The Preserve at Mayfield Ranch decals. There is a push now to get those residents registered in order to keep their key FOBs from being deleted from the updated list that Associa keeps on file.
3. Also learned that only earlier FOBs were programmed to open the side/back gate. To replace / update the IT equipment would cost approximately \$3500.00. Blackburn decided not to spend this money, so for now we will put that aside to take care of more important matters.

We learned a lot by taking the time to visit with The Preserve residents. They want safety & security & want the gates closed 24/7. Comments where "that is why I bought a home here"! We have some very interesting people here that are just like you and me! It was some work, but I believe taking the time to sit down in a casual atmosphere helped the communication that is needed here. We still have a lot of work that we can do together. Your input on any subject is always welcomed.

Landscape

EcoSystems started with a "bang". Have you seen the retention/detention ponds since they were mowed! This mowing will happen once a month except for December & January.

1. We have received a quote to get the ponds up to code, but now the issue is how to pay for the work (*if those who have not paid their HOA fees since August 2015* paid up we could pay for half the quote) that needs to be done to get it to code & keeping TCEQ happy and not fining The Preserve.
2. We are waiting for the fall weather to bring some much needed relief from our 100 degree days so they can start pruning & trimming and planting our fall colors. I am not one for waiting, but Susan w/ECO has been trying her best to keep me happy! Education is a good thing for all of us when it comes to taking better care of our homes & yards!

Budget/Expenses

1. This is still a work in progress: "Seeking cheaper electricity!" We have received a response from Kilowatt Partners on savings for The Preserve. Tarun Singhal, Treasurer is working on getting this done.

2. Rex Henry has been assigned the project to find new Insurance quotes to lower our yearly costs and the Board will make a decision when policies come up for renewal in 2018.
3. We have signed a contract with "Building Reserves, Inc." that will do a comprehensive Reserve Study that should tell us how much we will need to take care of The Preserve 5-10 years in the future. Work in Progress!
4. The Board wishes to thank the majority of the members of our HOA. You know that our common ownership in the roads, the pool, the gates, etc. require us to budget for upkeep and repairs. Plus, we need a reserve amount of funds for planned and unforeseen repairs. Each of you pay dues to the HOA to fund our operation.

Sadly we have decided to process liens and foreclosure notices on those who see no need to pay their share!

For those of you who worked with us to help Double M Striping get the job done in a timely manner, especially those that did not place their recycle/trash cans next to the curbs – Thank You! Sorry, I know there were some that felt inconvenienced, but it will improve the overall appearance of The Preserve.

Visitor/Guest Parking

Note to Homeowners: 3 Visitor Parking Areas **ARE NOT** for resident private parking! It has been brought to our attention that several homeowners park in the Visitor/Guest Parking on a daily basis. You have a 2 car garage and a driveway for resident parking. Please stay out of the 3 Visitor Parking Areas as a courtesy to your neighbors as their Visitors/Guests are relegated to parking in the Fire Lanes and could be ticketed by the RRPD & RRFD.

Visitors/guest should get from you a Visitor Parking Permit to put on the dashboard of their car. If the Visitor Parking Permit is not there we can legally have the vehicle towed (\$200-250 fee) away.

I did include a form for Visitor Parking Permits in the EMAIL Blast sent to you recently announcing the Painting of the Curbs on Wednesday & Friday.

Gates

So far so good!!!

Plan is to close the gates 24/7 before the end of November. Several things need to happen, those who use the bus to Middle / High Schools need to practice using the Pedestrian Gate located at the Front Exit Side of the gate. (sidewalk leads to gate)

1. **Residents must be registered with Associa so they are entered into the key pad at the front gate. When guests visit they will call you on your phone # you gave to Associa and when you answer their call all you do is push 9 on your phone key pad.** The gate should open for them.
2. **All major Delivery Services will have their own special code to access the gates. Pizza delivery, etc., will have to call your personal phone that you gave to Associa and you will push 9 on your phone to open the gate for delivery. Please do not give the gate code out to delivery companies! This practice is for the safety of all homeowners!**

Pool

Unsupervised kids (17 & under) ARE NOT ALLOWED IN THE POOL WITHOUT Parent/Guardian!

Effective October 1 the Pool will be cleaned once weekly until April 1, 2018.

Communication

Please use “www.preserveatmayfieldranch.com” for HOA info. This will be our communication vehicle for important updates. For convenience purposes, we have uploaded ACC forms, ACC guidelines, By-laws, and our official **TEAM Newsletter** on this site as well.

HOA Board Meetings

At the September 5 BOD meeting we decided to do quarterly meetings because very few residents attended the monthly meetings. **The next meeting is scheduled for 6 pm on Tuesday, November 7 at SouthStar Community Room.**

Quarterly Meetings for 2018 are:

- Tuesday, Jan 9 6pm SouthStar
- Tuesday, Apr 10 6:30 at Chandler Oaks
- Tuesday, July 10 6pm SouthStar
- Tuesday, Oct 9 6pm SouthStar

Sign Boards now available - Homes for Sale or Lease (On going)

The board has new signs ready - 3 for Lease and 3 for Home Sale they are available to be used by the realtor (deposit is \$100/to be returned when home is sold & a rent fee of \$1/day that goes to HOA community) to place in the homeowner's front yard. This allows for consistency and maintaining visual appeal of our community. Otherwise Lease or Sale signs are to be placed in the front window not in the yard.

Yard of the Month – Ladies Garden/Social Club

Begins earnestly in May 2018

Committees (Volunteers required)

We all need to get involved in making **The Preserve a special place for us to live** so please **volunteer** to join one of the below committees that you are interested in:

1. Social Committee – Nahla Jaf, Joyce Garcia, Poonam Hiray
2. Calendar Committee – Bria Powell
3. Landscape/Garden Committee – Tess Peterson, Linda Weber, Barbara Henry, Glenda Webb
4. Gates/Safety Committee – John Weber, Dick Peterson
5. Flag Committee – Sakief Ahmed, Maurice Tate
6. Welcome Committee – Laura Flynn, Helen Tate
7. By-laws Committee – Laura Flynn, Maurice Tate, Rex Henry

Please send an email to Associa (ahcinfo@associa.us) or reach out to a board member if you want to be on a committee.

Points to be taken up with Builder

The Board spoke with the The Preserve at Mayfield Ranch HOA attorney and is now in the process of sending a demand letter to Blackburn re the following items:

1. Repaint Fire Lane curbs (RRFM suggestion)
2. Restoration of Walking Trail
3. Security concerns around absences of lighted streets in Phase 4 &5

4. Drain/retention ponds are not up to TCEQ Code
5. Gates issues (never met code until Viking repaired) RRFM Approved
6. Road conditions poor (cracks & patches)
7. Provide convex mirrors around gates to avoid collision

The Preserve at Mayfield Ranch Indian Families Yearly Celebration

“Diwali is the five-day festival of lights, celebrated by millions of Hindus, Sikhs and Jains across the world. The festival, which coincides with the Hindu New Year, celebrates new beginnings and the triumph of good over evil and light over darkness.”

The Indian homes were very well decorated. Bria Powell and I walked with Poonam & Jagdish Hiray as they explained what the lights & decorations meant to this very important culture & history. I even had Poonam paint my hand that was a work of art!

We gave out a Round Rock Garden gift card to the 1st Place winner, Ashok Kandukuri & Chandrakala Kanaparathi, Unit #314.

We will do better next year in letting all of us know when Diwali is celebrated so you can stroll our newly painted curbs & see how lovely the lights were presented!

Happy Diwali



Diwali Tradition



Festival of Lights



1st Place #314