

# The Preserve at Mayfield Ranch T E A M Newsletter

Together Everyone Achieves More

August 29, 2017

## HOA Board Update

Getting quotes from landscape companies to hopefully decrease our monthly/yearly costs.  
Researching companies to bring our detention ponds to code per the city of Round Rock engineers.

Seeking cheaper electricity! We have 5 meters here in The Preserve.

Getting new Insurance quotes to lower our yearly costs.

Looking for a company that will do a transition / reserve study that will tell us how much we will need to take care of The Preserve 5-10 years in the future.

## Budget & Future Dues Increases

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.

Looking at the budget now and in the future, we are sadly at the point of beginning foreclosure process with several of your neighbors. These neighbors, by not recognizing the need to pay their fair share, would like us to increase YOUR dues to pay our bills. This will no longer be the case. Liens have been filed (and are being filed), which initially costs you money for the process. Now, foreclosures will be initiated. Again, we have to front the money for the title research and legal documents, not to mention attorney fees. Now we are "fronting" the money for this from our current funds, but expect to recoup all costs and interests by either the homeowner "catching up" immediately, or ultimately the HOA can take over ownership of the property for resale.

We do not want to be in the real estate business, but this is the process allowed by State of Texas law. We, the Board, now find ourselves in a position we would rather avoid. If you are one of the SLACKERS, pay up now to avoid the costly process we are now initiating.

## Gates

The main gate is working, but since both sides do not open at the same time we failed to meet the RRFD code. The Fire Marshall tested entering the main gate with the key and gates opened, but not to code (both gates need to open & the same time). Just FYI, there has never been a strobe light at the front gate. It is only set to open with their fire key. For the Fire Department, the back gate is probably considered their MAIN entry point as it operates with the strobe light. The side/back gate has a strobe light detector on top of the column that opened the gates, but we failed that as well, because the gates do not open at the same time. The gate company will correct the issue as well as make some needed repairs!

**Code:** The front gate may still be operated with the four digit code you first received. If you need to refresh your memory, contact Associa Customer Service at 512-328-6100. You may also call a neighbor who knows you on the keypad. Ask them to press "9" on their phone. The gate will open. The two key fobs you received are still active. You may need new batteries. As a last resort, visit Associa about replacing your key fob(s).

## **Pedestrian Gate**

Located at the Main gate is now working. To enter from the outside please use key pad & enter code 2 & 4 (together), then 3, then ENTER, then operate the handle. No code is needed when leaving from inside The Preserve.

## **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 will be uploading ACC forms, ACC guidelines, By-laws, and our official **TEAM Newsletter** on this site as well.

## **HOA Board Meeting**

Tuesday, September 5<sup>th</sup> is the next Board meeting. See you at SouthStar Bank! **The new time is 6 to 8pm.**

## **Landscape**

Your HOA Board continues to work toward improving the quality of our landscapes by finding the best contractors to follow recommended procedures for maintenance & irrigation. It is not easy!

***Please see attached document at end of Newsletter, "Improving Landscapes".***

Walking Path has been cleaned up from the weeds & a team from The Preserve will monitor the path on a weekly basis to keep the weeds down. This is mainly to keep landscaping cost down. A team of "weed wackers" continue to rid the path of the "not so lovely Johnson grass"! Please join the "wackers" if you have some time to help out.

## **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.

**Work in Progress** - sign boards marking the house numbers on streets to help better navigate our streets for visitors. We have requested a quote for a local vendor.

## **Yard of the Month –Ladies Garden/Social Club**

We all want our community to look its best and we as a **TEAM** will work hard to make it happen!

**The August Yard of the Month is Mr. & Mrs. Patel, #409**

**Next Yard of the Month will be chosen Wednesday, September 6.**

## **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 – Richard Acuna, John Weber, Dick Peterson, Sakief Ahmed
5. Flag Committee – Sakief Ahmed, Maurice Tate
6. Welcome Committee – Laura Flynn, Helen Tate
7. By-laws Committee – Laura Flynn, Rick Herbstreit, Maurice Tate, Rex Henry

**Please send an email to Associa ([ahcinfo@associa.us](mailto: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 (On going frustration)**

Letter with backup was given to Mr. Bill Brooks, Agent at Associa for the attorney to pursue the status on below pending items:

1. Repainting Fire Lane curb signs
2. Restoration of walking trail
3. Security concerns around absences of lighted paths in Phase 4 & 5
4. Drain ponds are not up to code. Needs restoration! Requesting quotes
5. Gates issues – poor architecture & design
6. Road conditions – (cracks & patches)
7. Provide convex mirrors around gates to avoid collision

The city has approved Phase 1, 2 and 3, but Phase 4 and 5 are not yet approved and we have started our communication with Round Rock city officials to look at above points which builder should have taken care of before City signs off on documents.

***The Preserve at Mayfield Ranch HOA Board***

## IMPROVING OUR LANDSCAPES

We will be conducting a Soil Test of the grounds near the pool to determine 1) what we have and 2) how to improve the soil over time. We will be using Texas A&M AgriLife Extension Service protocols and forms. If you would like to observe or participate in our sampling process, send your request to attend to:

[ahcinfo@associa.us](mailto:ahcinfo@associa.us)

You can also just follow the procedures on this form and have the test(s) done on your yard: <http://soiltesting.tamu.edu/files/urbansoil.pdf>. At our soil sampling demo, we will discuss just which tests we will be requesting and why. Then you can decide which ones you feel are valuable to you. Soil tests are recommended every three years, but if you understand what you currently have and make an effort over time to improve your turf and bed areas with the addition of compost, then topping with **native** mulch, you will find over time an explosion of earthworms and biologicals will turn our lousy “builder” soil into healthy soil. If you continue to use “weed and feed” fertilizers and chemicals to “kill your nasty bugs”, you will end up with more “dead” soil and continue to wonder why your plants and trees look sick and are dying. The soil test will probably show an absence of organic matter in your soil, so use compost or ‘Dillo Dirt instead of one application of fertilizer. You only need to apply fertilizer in the spring and fall. Organic fertilizers will build your soil over time.

Your HOA Board continues to work toward improving the quality of our landscapes by finding the best contractors to follow recommended procedures for maintenance and irrigation. It is not easy.

A warning about our “builder installed” irrigation systems. State law requires a rain shutoff device be installed. That does not mean *yours* is operating! Our landscape contractor, most of the time, did not make your rain shutoff “active” so your irrigation will not run after a rain event. Open your irrigation box. Slide the bottom cover down (on most of our controllers). Now you see a battery compartment. Check your battery. You also see the wires connecting your different zones to the timer. To the left are two screws for the rain sensor (SEN). If those two screws are joined together with a silver metal tab, your rain sensor will NEVER operate. Loosen the two screws to remove the tab. Your system will not start after a significant rain. You can bypass the rain sensor if you need to and adjust it (on the fence) to as little as 1/8” of an inch (where mine is set).



While we are talking irrigation, have you noticed otherwise pristine landscapes with “gopher holes” all over?

Well, we don’t have gophers do we? We have “weed-eaten” sprinkler heads that need adjustment!

Since the mid 90's, professionally installed irrigation systems have included swing joints (aka "funny pipe") at each nozzle. They allow you to easily raise the top of the head as the grass and thatch increases over time.



Before swing joints, you used cut-off risers.



The fix is simple irrigation system maintenance. Turn on the zone manually (yes you should do this once a month) and you will see the spray pattern is interrupted by nearby grass blades. It is an easy fix; maybe 10 minutes per head. When the ground is wet. Use a shovel to loosen the soil around a low head. Then use the shovel or your hands to raise the head higher. Fill back dirt and turf. Turn the zone back on and use a wrench to turn the nozzle where it covers the designed arc. When you allow the heads to stay at the level of the thin newly installed pieces of sod, they will never spray over the blades of grass. Raising your heads will improve the spray pattern so it covers the designed arc. You avoid dry, dead areas in the turf and...no more unsightly gopher holes for your horse to trip over!