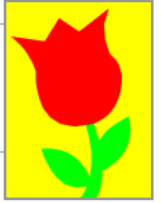


# LOWES FARM NEWS



FEBRUARY 2007

A PUBLICATION OF THE LOWES FARM HOMEOWNERS ASSOCIATION, INC.

## A NOTE FROM YOUR MANAGER - GREIG DUNNAM

Dear Lowes Farm Homeowners,

It appears that we will be pushing the Annual Meeting out to April as Danny Jones Elementary has become quite the popular meeting place. Danny Jones is so close to the community and most homeowners are so busy in today's world that the proximity and accessibility to a convenient meeting place is paramount for this important Annual/Transition Meeting. Even though the quorum requirements are low by most HOA Association quorum standards, at a one-tenth (1/10) membership requirement for the meeting to take place, it is important that every homeowner that wants to attend this important meeting, especially to hear the candidates for the new Board address the HOA members, be able to attend. Waiting a little longer to obtain a meeting place with the capacity and with close proximity to Lowes Farm is worth the wait.

We have had many nominations for the Board and the follow up Ballot and Proxy forms will be coming out until early March.



I have had several questions regarding what a new Board member can expect regarding his or her service on the Board.

Most Boards meet monthly for the first six to twelve months to familiarize themselves with the Bylaws and Declaration of Covenants, Conditions and Restrictions and operations of the HOA. Many Boards continue meet monthly and some decide that quarterly meetings are sufficient.

It will be essential for the new Board to have vibrant and focused Committees on hand to help the Board bring the community together. Shortly after the new Board assumes control, the pool will be opening and the Pool/Amenity Center Committee will have many items before the Board in order to make sure the pool is a family friendly place for all Lowes Farm homeowners.

The Board will consist of five (5) homeowners. The first two (2) candidates receiving the most votes will receive two (2) year terms and the next three (3) candidates receiving the most votes will receive one (1) year terms. All future terms will be two (2) years so that the terms are staggered and there will always be experienced Board members on the Board to mentor the newly elected, incoming Board members and help them get up to speed.

Most Board meetings last one to two hours long. Being a Board member truly carries with it a large responsibility but serving in this capacity with the fiduciary responsibility of helping your fellow homeowners and neighbors protect their property values is a very honorable undertaking.

If you have any other questions about what it means to be a Board member, please contact me on my direct line at 214-451-5411 or via e-mail at [greig.dunnam@premiercommunities.net](mailto:greig.dunnam@premiercommunities.net).

I look forward to seeing you all there.

Greig

**Check out the Lowes Farm Website!**  
**[www.lowesfarmhoa.com](http://www.lowesfarmhoa.com)**

Members only ID: LFhoa (case sensitive)  
Password: memberonly (case sensitive)





## HOME IMPROVEMENTS

Spring is quickly approaching and with it comes springtime home improvement projects in our yards. The AAC wants reminds all homeowners that modification requests need to be submitted before you start your improvement projects.

### How do I know if I need ACC approval for my landscaping or exterior home improvement project?

The simplest answer is to read your copy of the Deed Restrictions.

However, for most of us, that is easier SAID than DONE. Our Deed Restrictions are full of legal wording and have bits and pieces of important information scattered throughout. Any change to the exterior of your house and/or land is probably subject to ACC review and approval prior to the change. One thing you never have to worry about is having your request rejected as unnecessary. If you take the time to prepare and submit a request, the ACC will take the time to review and respond to it. REMEMBER, making an improvement to the exterior of their property without obtaining the ACC approval is a serious violation of the CCRs. The Board of Directors is required by the Association By-Laws and CCRs to enforce the remedy of any violation.

### SOME LANDSCAPING AND HOME IMPROVEMENTS THAT NEED APPROVAL;

1. Fence staining - restricted colors
2. Planting trees in front or back yard. Additional flowerbeds
3. Flowerbed and tree well landscape borders
4. Lawn ornaments.
5. Children play equipment or basketball goals.
6. Storage Sheds
7. Patio Covers or increase size of concrete patio
8. Room add on or enclosed sunrooms
9. Any exterior improvement that has public view
10. Change exterior paint color and roof shingles color or design

The Lowe's Farm Architectural Advisory Committee is looking for individuals would like to serve on their committee. Please contact Greig Dunnam if you are interested in joining the Architectural Advisory Committee.

## HOW DOES A HOMEOWNER MAKE A REQUEST TO THE ACC?

All requests must be submitted on a Property Modification Approval Request Form to our Association Manager at Premier Communities Management Co. A copy of the Property Modification Approval Request Form is available in this newsletter or you can request a copy by calling or emailing the Association Manager. Please complete the form in it's entirety as it applies to your improvement project; and remember there is no such thing as too much information. The more information included, the more likely your project can be approved in a timely manner. Property improvements also includes any additional landscaping, tree planting, sheds, children play equipment, basketball goals and any improvement higher than the rear yard fence. If you have not obtained approval for any previous improvements, please do so immediately, so an approval can be recorded in the association's files.

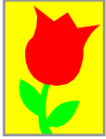
## LANDSCAPING TIPS FOR MARCH

The month of March is a great time to prepare your landscaping for the hot Texas summers. Seven tips for drought tolerant Landscaping:

1. Good design works with, not against site characteristics like sun, shade, dry slopes, and low spots that collect water.
2. Soil analysis can tell you what amendments will help your soil hold water or drain more quickly where needed.
3. The right turf in the right place can make a big difference. "Just a lawn" is one of the most water- and labor-intensive landscapes choices. Use the right grass for your conditions and, better yet, replace some lawn with appropriate ground covers (i.e., sun or shade) or low-maintenance ornamentals.
4. The right plants are natives or those adapted for our area. They've proven they can thrive in our hot summers and mild winters.
5. Water efficiently - infrequently but deeply, on an as-needed basis. And water just before or after dawn so you'll lose less to evaporation.
6. Mulch! A 3-4 inch blanket of pine needles, leaves, or shredded bark retains moisture and keeps soil cooler in summer and warmer in winter.
7. Good garden maintenance, including pruning and pest control, minimizes stress on your plants so they'll need less water, fertilizer and chemicals.







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C/O PREMIER COMMUNITIES MANAGEMENT COMPANY  
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## PREMIER COMMUNITIES MANAGEMENT COMPANY

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### After hours Emergency number-

214-871-9700 ext. 350

## 2 EASY WAYS TO REDUCE YOUR ENERGY BILL



### 1. Replace Five Bulbs

Another easy way to save energy and the environment is to replace conventional bulbs with compact fluorescent light bulbs (CFLs). These ultra-efficient bulbs use only one-fourth the energy of normal bulbs and last up to ten times longer. Replacing five bulbs in your home with CFLs can save you up to 50 percent on your annual lighting bill. If every household in America replaced five bulbs, the waste-reducing effect would be equivalent to removing 8 million cars from our roads for one year. Although they are more expensive than conventional bulbs, many states offer price-incentive or rebate programs. Also, the nonprofit Energy Federation [www.energyfederation.com](http://www.energyfederation.com) sells CFLs at discounted prices.



### 2. Programmable thermostats can reduce energy wasted heating or cooling a house when no one is home or everyone's asleep.

According to the Home Energy Saver site, Energy Star programmable thermostats can save as much as 20% to 30% on your heating or cooling costs by allowing for multiple daily settings and automatically adjusting when the outside temperature changes. Participating manufacturers include Honeywell, Hunter Fan and Smart Systems International. Unfortunately, it's not easy to search for programmable thermostats by Energy Star status. Instead, keep an eye out for those with features typical of the Energy Star thermostats: temperature recovery systems, two programs and four temperature settings.

