

Lowe's Farm HOA. Communiqué

ACC Form

Summer 2007

About This Communication

You asked for more communications, and we heard your message loud and clear. In addition to our website, regular newsletters, and e-Mail blasts, the Lowe's Farm HOA Board of Directors has developed this Communiqué for the purpose of delivering board decisions and related news directly to the membership of the association. This format will be used on occasion to help keep you informed on Board of Director activity.

Amenity Center Hours ++++

The pool is currently open daily from 9am—9pm to all Lowe's Farm HOA members in good standing.

An HOA issued pool key card is required to access the pool area of the amenity center.

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Lowe's Farm Holds Annual Meeting: New Board of Directors Elected

Members gathered at Danny Jones Intermediate school for the annual **Lowe's Farm HOA general meeting** on April 16, 2007.

Reports were made by each of the HOA committees. Later, Premier Communities reviewed the **2006 financials statement** and presented the **2007 budget**.

Members had the opportunity to hear from 11 nominees for the **new, resident controlled Lowe's Farm HOA Board of Directors**.

After the election of a membership-based Board of Directors, **Hanover Properties transitioned Lowe's Farm Homeowners Association, Inc (LFHOA) to local homeowner control.**

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IMPORTANT CONTACT INFORMATION

For day-to-day association issues, contact Premier Communities at 214-871-9700

BOARD OF DIRECTORS

President	Chris Clark 214.876.2007	chris.clark@lowesfarmhoa.com
Vice Pres	Dan Sides 817.453.3824	dan.sides@lowesfarmhoa.com
Treasurer	Paul Blevins 817.800.5013	paul.blevins@lowesfarmhoa.com
Secretary	Liz Wright 817-473-6852	liz.wright@lowesfarmhoa.com
Director	Ben King 682-518-1331	ben.king@lowesfarmhoa.com



HOA Collection of Delinquent Accounts

As members of an incorporated mandatory homeowner's association in the State of Texas, **the large majority of property owners in Lowe's Farm pay their annual assessments as required** in the associations covenants, conditions and restrictions (CCRs) and bylaws. **The**

CCRs require that the LFHOA Board of Directors act on behalf of the membership of the HOA to use all legal remedies available to the association to collect delinquent annual assessments, associated late fees, and fines related to ACC violations, up

to and including the filing of property liens and foreclosure, and to limit access to HOA common areas such as the amenity center to members who are in good standing with the HOA, in accordance with state law.

New Communications Effort Launched

Enhancements include website and email blast

Suggestions voiced at the recent general meeting included a desire for **enhanced communication** within the association.

With today's busy lifestyles, its important to communicate association news in a variety of ways. In addition to written communication such as **newsletters**, more immediate **e-Mail blasts** and a newly updated website



The new LowesFarmHOA.com website is updated weekly.

have become more immediate forms of timely information.

LowesFarmHOA.com is your **most accurate and up-to-date source** of LFHOA information and announcements.

The website is updated frequently and is regularly being expanded to add more **content of interest to the Lowes Farm community**. Users can request to be added to an

email distribution list for neighborhood announcements, or request to be emailed when the site is updated with new information. An **online community calendar** provides the latest information of neighborhood events and community gatherings, and users will find **convenient links** to local government, parks and recreation information, and community amenities. Other association communication tools include the **announcement board** located at the community center and the **announcement sign** that is occasionally placed at the intersection of Lowes Farm Parkway and Broad Street.

Financially Speaking



It is customary when a **new board of directors** assumes control of any corporation to audit the financials of the previous board.

As a routine matter of business, the new LFHOA Board of

Directors is reviewing the prior financial statements of the association. In its first meeting on May 2, the board authorized the association's management company, Premier Communities to **seek fresh competitive bids** on all major association contracts for service as those contracts come due. The new proposals

will be presented to the board for its review and approval.

The LFHOA **budget is public information** and was distributed at the April 17 general meeting. Members who **seek a copy of the budget** should email Premier Communities Management Company at manager@lowesfarmhoa.com.

High Speed Internet Service Elusive To Many LF Homes

Many residents of Phase 2 are without access to **land-based high speed internet access**.

The ongoing situation has become a hardship for many who depend on high speed Internet access in their every day lives.

The LFHOA Board of Directors is in discussion with a **national land-based telecommunications company** to make available **DSL-type high speed internet access to all of Lowes Farm**.

While these **negotiations are in the formative**



stages, they look promising, with surveying and engineer studies already in progress.

Further updates will be provided on **LowesFarmHOA.com** as the situation develops.

Pool & Amenity Center Open for the Season New Security Measures in Place

Acting on the suggestions of many homeowners, the board approved the **early opening of the swimming pool** on Saturday, May 12. Hearty swimmers had the opportunity to **enjoy the sun** a couple weeks in advance of the official kickoff party later in the month.

Unfortunately, the season's **first incident of vandalism** at the pool occurred on May 13. **The Amenity Center belongs to you**, and it is with your membership dues that the pool and park area are maintained and serviced. All members are **urged to report** any suspicious activity or acts of vandalism at the amenity center.

New monitored security measures are in place for the pool area of the Amenity Center this year.

By now, all HOA member families should have received **one pool access card per household**. The key-card allows access to the pool area between the hours of 9am – 9pm. The new access system helps **limit access to the pool area to Lowes Farm residents**. In the event of vandalism within the secured area, the access system **helps authorities identify** who might have been in the area at the time of the damage.

Please keep track of your pool card. In the event it is lost, replacements are available at a cost of \$50.00

Pool Committee and Members will be regularly watching for people who don't belong in the pool area. **Please don't be offended if you are asked where you live or to produce your Pool Card**. Also, please remember, **children under 16 must be accompanied by an adult of at least 18 years of age**.

All of the pool policies can be accessed on LowesFarmHoa.com

LF Families Celebrate at Luau

Families from throughout Lowes Farm gathered at the Amenity Center on May 26th to welcome the arrival of the summer.

The Luau-themed celebration was planned by the **social committee** and dinner was made possible through the support of **Spring Creek BBQ in Mansfield**.

**SPRING CREEK
BARBEQUE**

In addition to Spring Creek, special thanks for our door prizes also goes to **Chicken Reds** for donating free meals and ice cream, **Allure Salon in Mansfield** for the spa treatments, and **Lee Clark with Coldwell Banker Residential Brokerage** for the 2 one-week vacations giveaways.

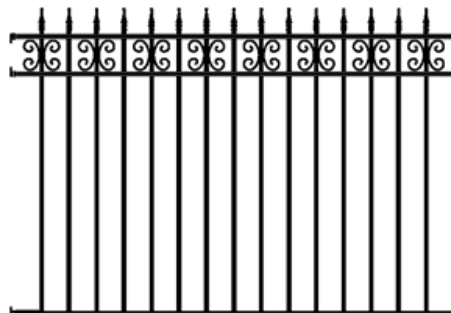
City Council Approves Broad & Holland Street Construction

Hanover Properties, LLC is excepted to ask the **Mansfield City Council** to approve a resolution & ordinance authorizing Hanover to **relocate and expand Broad Street, Holland Extension, and the Broad/Holland Intersection** in preparation for the **new commercial development on the west edge of our neighborhood**. Information on the **Shops at Lowe's Farm** and the city council resolution can be found on LowesFarmHOA.com

Installation of Safety Fencing Slated for Phase 2 - East

Homeowners in the northeast corner of Phase 2 have expressed concern for some time about the HOA-owned common area at the intersection of **Old Grove and Downhill**.

After seeking competitive bids, the new board of directors awarded a contract to **Accent Iron Fence Company** of Mansfield to **construct an**



iron safety fence around the culvert portion of the property.

The fence should be installed by the end of the summer.

The board has also instructed the management company to more closely monitor the landscape and irrigation systems surrounding this area.

LOWES FARM HOMEOWNERS ASSOCIATION, INC.

C/O PREMIER COMMUNITIES MANAGEMENT COMPANY
2711 N. HASKELL, SUITE 2650
DALLAS, TX 75204



LOWE'S FARM
The Mansfield

LOWE'S FARM HOMEOWNER ASSOCIATION, INC.

Professionally Managed by
Premier Communities Management Company
2711 N. Haskell, Ste 2650, Dallas, TX 75204
Phone: (214) 871-9700 Fax: (214) 871-0355

Association Manager: Brian Ruby, 682-747-5449
Email: brian.ruby@premiercommunities.net

Accounting/Billing Questions: (214) 389-1377

Title Information & Closings: closings@premiercommunities.net
Tracy Rothermund (214) 451-5434
Email: traci.rothermund@premiercommunities.net

AFTER HOURS EMERGENCY NUMBER:
214-871-9700 ext 350

HOA Increases Vigilance on Landscape Issues

One of the biggest concerns voiced by the residents of Lowe's Farm is the **appearance of the neighborhood**. Most residents are very proud of their homes and work hard to keep their yards well manicured and beautiful.

The ACC and the **Management Company** work together act on complaints received and conduct regular "drive-throughs" to identify **potential violations** of ACC related CCRs and **board-approved guidelines**.

In response to homeowner concerns, The Board of Directors recently voted to instruct the management company to **increase enforcement** of the HOA's CCR's related to yard maintenance.

Initial action typically involves a "friendly reminder" letter being mailed to the property owner of the observed

violation. This **first letter is simply a courtesy reminder**, of which many are sent after weekly management company drive-throughs. When the violation isn't handled, or when becomes an ongoing issue, **escalation can include legal action** as dictated in the CCRs and in accordance with state law.

In **extreme and recurring circumstances**, the Board has authorized the management company to complete the yard maintenance and bill the cost and related fees to the homeowner.

The ACC also works in tandem with the management company to **review and render a decision on architectural requests**.

REMEMBER, making an improvement to the exterior of your property without obtaining the ACC approval **is a serious violation of the CCRs**. The Board of Directors is **required** by the HOA by-laws and CCRs to **enforce the remedy of any violation**.

Requesting a modification is easy. The **ACC Modification Request form** is available on LoweFarmHOA.com or by calling Premier Communities.

Completing the form in it's entirety will help your project in getting approval in a timely manner.

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.

- Types of additions and/or modifications that require ACC approval include:**
1. Fence staining – restricted colors
 2. Planting trees in front or back yard, add'l flower beds
 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 & roof shingles color or design