



Don't Forget!

*July 4th,
Independence
Day



Lowes Farm HOA News

A PUBLICATION OF THE LOWES FARM HOMEOWNERS ASSOCIATION, INC.
WWW.LOWESFARMHOA.COM



→ **SUMMER 2008**

MANAGERS CORNER

Dear Homeowners,

Once again, this year (not unlike past years) is going to surprise us in terms of the weather. The spring rains were short and the summer heat is starting to linger....already. As the property manager, my goal is to visit the community regularly in an attempt to maintain the appearance of each home and the common areas. This cannot be done without the help of the community. If you receive a reminder for a violation or a request to turn in an ACC for a modification, do not hesitate to email me and let me know that you have received the notice and let me know when you will be correcting the issue. If you communicate with me, then I can make note on your account and not have to bother you again. If you want to let me know about an issue in the neighborhood, please send me an email. This is your community and I am here to help you maintain your living enjoyment.

Landscaping: Remember to water your lawns. The City of Mansfield prohibits irrigating between 10am-6pm year round. Contact your local landscape supply company or city horticulturist for advice.

If there are any issues that you feel need addressed, please email me. My email is Brian.Ruby@premiercommunities.net. I wish you all a safe and happy summer.

Brian Ruby

HOMEOWNER'S GENERAL MEETING

By Paul Blevins, President

If you missed the 2008 Lowe's Farm Homeowners Association General meeting on March 25th, you can review the Board's presentation to the homeowners at www.lowesfarmhoa.com and select the Documents and Reports tab. The Board's presentation not only included a review of the association's financials, but also included an update on other activities in our general area, including: Woodcrest Lane's extension to Hwy 360, natural gas lease update, traffic signals/road widening at Broad Street and Hwy 360, business developments in the Mansfield area, Hwy 360's toll road extension south of I-20.

Board elections were held at the meeting and Paul Blevins, Ginnie Bucek, and Scott Smith were elected to the Board for the next two years. At the Board's first meeting following the General Meeting, Chris Clark submitted his resignation and informed the Board that he had accepted a job transfer to the east coast with his employer. Although it is a great opportunity for Chris, his presence and leadership in Lowe's Farm and the community will be sorely missed.

The Board proceeded with planned officer elections for the next year and the results were as follows:

Paul Blevins	President
Dan Sides	Vice President
Scott Smith	Treasurer
Ginnie Bucek	Secretary

The Board also moved to fill Chris Clark's vacancy and asked Liz Wright to re-join the Board.

Welcome back Liz!!

News from the Social Committee

We have started off the 2008 social calendar with a bang. The annual garage sale had a lot of homeowner participation and the Pool party was a huge success.

As the new social committee chair, I would first like to welcome all our new social committee members and welcome back our previous members, Liz Wright, Deana May, Jill Mapes, Eileen Smith, Sherri Laforge, Jessica Grenier, Melissa Lechman and Dorsey Sparks. I would also like to thank the whole committee for their hard work and commitment to the homeowners of Lowes Farm. Without these volunteers, Lowes Farm would not be able to provide these functions for the neighborhood to get together, have fun and socialize with our friends and neighbors.

We have a really exciting year ahead of us. Mark your calendars. The Lowes Farm Annual Fall Festival is scheduled for Sunday, October 26th from 3-7pm. In addition we will have a Winter Holiday Event, date to be announced.

The social committee is always looking for new members. If you would like to join please feel free to contact me, Clarissa Bush at social@lowesfarmhoa.com.

See you in the neighborhood.

Clarissa Bush-*Social Committee Chair*

MANSFIELD GENERAL ELECTIONS 2008

By Dan Sides, Vice President

First, on behalf of the Lowe's Farm Homeowner's Association I'd like to offer congratulations to Mr. Brosch, Mr. Rudnicki, and Mayor Cook for their successes in the May 10th elections. Lowe's Farm is eager to work with the new Mayor and Council to make Mansfield a great place to call home.

Second, I would like to make a brief report on the efforts Lowe's Farm HOA made this year to increase voter turnout in our neighborhood.

In last year's May elections Lowe's Farm had a voter turnout of only about 9%, which is about the city average but was still far below where the Board of Directors thought Lowe's Farm could be. So in preparation for this year's elections we made a concentrated effort throughout the year to increase our voter registration by offering voter registration cards and encouraging registration at each and every one of our HOA events, whether it be the Annual meeting or our a pool party. And if you have not registered, please do so!

Then this spring we co-hosted a candidate forum along with Mansfield National, The Villages of Spring Lake, and Holland Estates. In addition, we held a "Lowe's Farm Votes" Day on Saturday, May 3, in which we asked all of Lowe's Farm's residents to vote on that specific day. We were honored to have several of the candidates visit us that day to meet many of our residents.

The net result for us was that out of 630 registered voters in Lowe's Farm we had a total of 147 residents vote for a turnout of 23.3%. We not only were able to more than double the city average but also out of the 147 voters we had this year, 101 of them did not vote in last year's elections! **Way to go Lowe's Farm!**

I really can't express to you how excited we are to have had this kind of success with our voter turnout. But I can tell you that we feel like we are only beginning. We intend to unite with the other HOA's in our area to have this kind of voter response area wide. Keep tuned for more details on this new relationship later this year. It is imperative for us to continue to grow our voter turnout in city and school board elections so we can have a louder voice in decisions that affect all of us.

Finally, I'd like to put a call out to all Lowe's Farm residents: We are seeking to draft candidates for next spring's City Council and/or School Board elections. There is nothing we could do that would help our neighborhood and all residents east of HWY 360 more than to have someone from Lowe's Farm occupy one of the City Council and/or School Board seats. If you might be interested in such an endeavor, or know someone who would, please let me know. Ideally we'd like to have someone committed to doing this by the end of summer.

And remember, it's not whether we CAN make a difference; it's whether we will. I believe we will.

Daniel D. Sides
Vice President
Lowe's Farm Homeowner's Association

Opening July

OLIVER'S

Fine Foods

Oliver's Fine Foods is opening its first specialty foods retail store in Mansfield. Oliver's will focus on delighting the taste buds of Mansfield residents with an assortment of premium meats, store made sausage, fine fish and seafood, deli sandwiches, prepared meals, salads, sides, appetizers, desserts, catering, select beers and wines and more. Inspired by his passion for good food and affinity for high quality ingredients, owner and executive chef, Todd Bush infuses his diverse menu with unique dishes and classic favorites. Customers can stop for lunch, buy a fully prepared entrée and sides to create a meal, as well as purchase fresh meats, produce and ingredients to make their favorite recipes.

Butcher · Deli · Prepared Foods · Wine



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Clarissa Bush 

LF POOL IS A WIFI HOTSPOT

Great news!!! The Board is pleased to announce that Cool Access (www.coolaccess.net) has agreed to provide free internet access at our pool for our homeowners to use. This access will be in place by the time this newsletter goes to print and will only be available during the posted Pool Hours.



FENCE STAINING

By Paul Blevins, President

Homeowner's frequently ask what are the requirements for maintaining wood fences on their lots. Section 4.10 of the CC&Rs addresses this question as follows: "No wood fence may be stained to alter the fence color from a natural wood color. Clear sealants may be applied without prior approval of the ACC, including, by way of example, Olympic Oil Base Cedar Natural Tone Semi Transparent Stain, Ready Seal OIS, Thompson's Clear Water Seal, Sherwin Williams' Clear Wood Finish or equivalent products. The use or application of paint (or any stain which cures in a solid color) is prohibited."

If you are on a corner lot and have one of the decorative fences that are required per Exhibit C of the CC&Rs, you must comply with the fence design and staining requirements in Exhibit B of the CC&Rs. These decorative fences can only be stained with Olympic Oil Base Cedar Natural Tone Semi-Transparent Stain.



Want more information on the CC&Rs??

Go to
www.lowesfarmhoa.com.

THINKING OF RE-ROOFING YOUR HOME

By Paul Blevins, President

The hail storm we had in April that covered our yards like snow was strong enough to cause roof and fence damage for numerous homeowners in Lowe's Farm. You have probably been bombarded with advertisements in the mail and fliers on your doors from numerous roof contractors wanting your business. Although the HOA does not endorse any particular roofing company, it is always wise to conduct reference checks and review the company's record with the Better Business Bureau.

Before you have someone re-roof your home, you need to submit an ACC modification request with details on the shingles that will be used on your home. Why is a modification request required? The ACC needs to ensure you are complying with the requirements of the CC&Rs in regards to shingle color and specification so that we continue to maintain quality and uniformity of appearance throughout the community. All new roofs must be the same "architectural" style and color as was originally installed on the homes. Specifically, Section 4.1 of the CC&Rs require that "the shingles for the roof of each residence shall be composed of 240 pound standard dimensional asphalt shingle with weathered wood coloration." Standard 3 tab shingles are not permitted. Since weathered wood is not a manufacturer's trade name, the following shingles are deemed acceptable for use in Lowe's Farm.

Owens Corning™ 30 Year Oakridge or Duration, Driftwood Color
Owens Corning™ Lifetime Weatherguard, Driftwood Color

Other shingle manufacturers may sell a "weathered-wood" colored shingle, but most of the homes in Lowe's Farm were roofed with the Owens Corning™ product due to the close proximity of the company's manufacturing plant in Irving, TX. If you wish to use another manufacturer's shingle, please submit a sample for the ACC to review in addition to complete information on the shingle's manufacturer, series, and color on the modification request. If you need an ACC modification request, go to www.lowesfarmhoa.com and select Documents and Reports

PHASE 2 CABLE AND BROADBAND ACCESS

By Paul Blevins, President

If you are not aware, when Phase 2 of Lowe's Farm was developed, cable was not installed. As a result, homeowners in Phase 2 don't have access to cable television and they also don't have access to Charter's broadband internet access like Phase 1 residents do. How could this have happened? Here's my take on this based on previous research. With the deregulation of the cable industry in Texas several years ago, cable franchise agreements migrated from the local level to the state level. The intent of the legislature was to make competition in local markets faster and stronger because cable companies would only need to obtain and statewide franchise agreement instead of one from each city where they intended to operate. The unintended consequence is that local governments no longer had a franchise agreement with which to compel a cable company to provide cable in new neighborhoods that were built. Lowe's Farm and Bankston Meadows next to us are two such neighborhoods.

Last year, we were told by AT&T that DSL equipment would be placed near our amenities center and that DSL would be available for all Lowe's Farm residents once the equipment was installed. At the time, we were very excited that we would finally have a solution for everyone in Phase 2. Months later, after the equipment was finally installed we were told that DSL would not be available to Lowe's Farm after all due to our cross connect boxes being too far away from the DSL equipment that was installed. Rather than invest in the infrastructure to provide DSL to the Lowe's Farm cross connect boxes, AT&T indicated that they would instead wait until U-Verse rolls out to Lowe's Farm. The current estimated date on U-Verse for Lowe's Farm is Summer 2009. The Board continues to keep in contact with AT&T and will relay along any changes to their roll out schedule.

So what is a homeowner in Phase 2 to do? For television programming the most common options would be rabbit ears or satellite TV. For internet access, there are several options that we are aware of. Wireless phone providers (such as Verizon) offer broadband access cards for computers. Some satellite TV providers offer high speed internet access thru their satellite dishes. There are several local direct line of sight internet providers (Air Canopy and Cool Access) who utilize a fixed antenna on your rooftop pointed towards a repeater mounted on a tower or structure. As it's name implies, you have to have direct line of site from your rooftop to their repeater which might be difficult if you live at a lower elevation in Phase 2.

Whoopie Pies

Two pillowy devil's-food cookies enclosing a cloudlike marshmallow filling -- it's a child's dream of a cookie, but you'll no doubt find them quite tasty, too.

Cookie Dough:

2 cup(s) all-purpose flour
1 cup(s) sugar
3/4 cup(s) milk
1/2 cup(s) unsweetened cocoa
6 tablespoon(s) butter or margarine, melted
1 teaspoon(s) baking soda
1 teaspoon(s) vanilla extract
1/4 teaspoon(s) salt
1 large egg

Marshmallow Crème Filling:

6 tablespoon(s) butter or margarine, slightly softened
1 cup(s) confectioners' sugar
1 jar(s) (7- to 7 1/2-ounce)
marshmallow crème
1 teaspoon(s) vanilla extract

- Preheat oven to 350 degrees F. Grease 2 large cookie sheets.
- Prepare Cookie Dough: In large bowl, with spoon, mix all dough ingredients until smooth.
- Drop dough by heaping tablespoons, 2 inches apart, on each prepared cookie sheet. (There will be 12 rounds per sheet.)
- Bake 12 to 14 minutes, rotating sheets between upper and lower racks halfway through baking, until puffy and toothpick inserted in center comes out clean. With wide spatula, transfer cookies to wire racks to cool completely.
- Prepare Marshmallow Crème Filling: In large bowl, with mixer at medium speed, beat butter until smooth. Reduce speed to low; gradually beat in confectioners' sugar. Beat in marshmallow crème and vanilla until smooth.
- Spread 1 rounded tablespoon filling on flat side of 12 cookies. Top with remaining cookies.



CONGRATS!



The Yard of the Month for June was presented to Mr. and Mrs. Brian McCarther, 4211 Woodcrest Lane.

They were given a \$50. Gift Card.

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Newsletters / Websites-
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After hours Emergency number-
214-871-9700 ext. 350

Are you a homeowner who is interested
in advertising your business in this space?
Send an Email to
webmaster@lowesfarmhoa.com.

*** Drink to Your Health . . . With Water! Mother Nature's Healthy "Cocktail"**

Some nutritionists insist that 80% of the country is walking around dehydrated. We drink too much coffee, tea, and sodas containing caffeine, which prompts the body to lose water. More troubling is that fact that when we are dehydrated, we don't know what to drink.

The answer is simple: drink water!

Water is pure liquid refreshment and accounts for a large percentage of what makes each of us "human." The average 150 lb. adult body contains 40 to 50 quarts of water. Almost 2/3rds of our body weight is "water weight":

- Blood is 83% water
- Muscles are 75% water
- The brain is 74% water
- Bone is 22% water

The Fountain of Youth, Health, and Everything Else that's Good

Water is necessary for your body to digest and absorb vitamins and nutrients. It also detoxifies the liver and kidneys, and carries away waste from the body. And when it comes to digestion . . . it's just not happening without water. Fiber alone cannot aid proper digestive function by itself. In fact, without water as its partner, good fiber goes bad, causing constipation and extreme discomfort. If you're dehydrated, your blood is literally thicker, and your body has to work much harder to cause it to circulate. As a result, the brain becomes less active, it's hard to concentrate, your body feels fatigued, and you just "poop out."

Water - The Miracle Worker

Simple water -- when it's pure and free of contaminants -- is truly a "wonder drug." Without chemicals, additives, or anything unnatural, a steady dose of 8 glasses of water a day (ideally ½ your body weight in ounces of water) will:

- Improve Your Energy
- Increase Your Mental and Physical Performance
- Remove Toxins & Waste Products from your body
- Keep Skin Healthy and Glowing
- Help You Lose Weight
- Reduce Headaches and Dizziness
- Allow for proper Digestion
- Help to keep you more Alkaline
- Drinking Water is Heart-Healthy

