



April 2006

# SHOAL CREEK NEWSLETTER

## HOA HAPPENINGS -

Be sure to check the website—[www.shoalcreekhoa.com](http://www.shoalcreekhoa.com)—For up-to-date information about what's going on in our community. Newsletter contributions are ALWAYS welcome. (Really!) Please email [newsletter@shoalcreekhoa.com](mailto:newsletter@shoalcreekhoa.com).

## Want neighbors to know about a lost or found pet ?



Email [info@shoalcreekhoa.com](mailto:info@shoalcreekhoa.com) so the homeowners association can send an email to notify your neighbors.

## - CRIME WATCH UPDATE-

The Plano Police Dept has recently stepped up enforcement on both Midway Rd and Spring Creek Pkwy, with emphasis on Midway near Barksdale Elementary School. Please watch your speed or you risk losing free time to defensive driving class and a court appearance.



As a reminder, please ask every driver in your household to come to a complete stop at each STOP sign. Several homeowners have been ticketed for failing to stop.

We have received numerous reports on burglaries in Shoal Creek. Burglars pry on unlocked doors, open garages, or unattended personal properties. With the weather warming up, so will burglaries. Please keep your doors locked, garages closed, and put away items to avoid petty crimes!

If you are not receiving periodic Crime Watch Bulletin emails and would like to receive them, please email [crime-watch@shoalcreekhoa.com](mailto:crime-watch@shoalcreekhoa.com) with your name, preferred email address, and home street address. Once your email is received, you will be added to the distribution list. If you have any questions regarding the Crime Watch Bulletin, please drop us a line at the above email address.

**ALL ABOUT INSPECTIONS ...** Our management company does regular inspections to check on things such as maintenance needs of common areas, landscaping needs, etc. CMA also notes violations of our neighborhood restrictions on how we use & maintain individual property, and appropriate advisory letters are sent to homeowners in violation of restrictions.

The use of your own property is governed by our Covenants (CC&R's). Violations can include any number of things such as unauthorized signs, debris, and even boat or construction trailers parked visible from the street. (See the CC&R's Article 6 for the "big list" of prohibited uses.) While the restrictions are not always enforced with an "iron fist," we do ask CMA to notify residents as soon as they see a violation, or when a neighbor advises them of a violation. If there are persistent non-compliance problems, further actions are possible.

If you know you will be temporarily violating restrictions, please call CMA to let them know *before* an inspection. This also helps if neighbors call with a complaint. We never want to assume a violation is intended as a permanent situation, but we also want our owners to be advised as soon as possible if there is an infringement so they can take appropriate action to remedy problems.

**WANTED:** Help with 4th of July Parade—several volunteers urgently needed to help July 4th during parade. Contact Fred Kuglin or Sara Hardwick.

## Board of Directors

- President: Steve Kennedy
- Vice President: David Test
- Secretary: Kerrie Liebowitz
- Treasurer: Mike Mount
- Director: Gary Chatham
- Director: David Griffin
- Director: Tim Trylovich

*Contact information is available in the Shoal Creek directory.*

## SHOAL CREEK HOA ANNUAL MEETING JUNE 5th

Our annual meeting is Monday, June 5th at Parr library, 7-9 PM. Last year was the 1st time we made quorum on the first try!! This helps save expenses from holding reconvened meetings. If you cannot attend, you can still help make quorum by sending in your proxy, which will be mailed in May and also posted at [www.shoalcreekhoa.com](http://www.shoalcreekhoa.com). Return signed proxies to CMA (FAX 972-934-8094) or a board member. The agenda will include voting on suggested revisions to our Covenants plus elections for seats on the board of directors. If interested in running, check your packet!

## WE LOVE DOGGIES TOO, BUT ...

If you have a dog, remember there is a leash law and your animal should not be roaming unless attached to a leash with you on the other end ... and please pick up Fido's "presents" - anywhere in the neighborhood. This is a potential health problem.

**HOME IMPROVEMENTS**—Adding on to your house? Building a pool? Doing any major landscaping project? **Any exterior work or exterior improvements** need prior approval by the Architectural Control Committee. The ACC form is on the website & should be submitted to our management company. Allow 30 days for approval before starting your project.

## Welcome to Our New Neighbors



Timothy & Laurie Harden, 6529 Riverhill Dr.  
Daryl & Anita Veach, 6600 Briar Ridge Dr.

If you are new to Shoal Creek & we don't have your information or it is incomplete, please email Alice Brumback at [AliceBrumback@aol.com](mailto:AliceBrumback@aol.com).



**Speaking of signs**—The "No Solicitations" signs have been so popular that we will be ordering more, at a terrific discount! The signs meet the specifications required by the City of Plano, are 6"x12" with a stake and are available (at cost) to Shoal Creek homeowners at approx \$20.00. Contact Kerrie Liebowitz if interested in acquiring a sign.

Check the Website! [WWW.SHOALCREEKHOA.COM](http://WWW.SHOALCREEKHOA.COM). For updates, please email [webmaster@shoalcreekhoa.com](mailto:webmaster@shoalcreekhoa.com).

### CC&Rs UPDATE

The CC&Rs Committee has proposed revisions to our Covenants, which were originally drafted by the developer and could use some clean up. Recommendations for changes were given to the HOA Board and will be presented to the HOA for a vote at our annual meeting in June. Anticipated areas include:

- **Eliminating references to the developer**, developer's voting rights & other language no longer applicable, as the HOA has taken over those rights originally reserved to the developer, including eliminating "Class B" membership rights reserved to the developer;
  - **Clarifying language for rules** setting guidelines for establishing a quorum, notice, and voting requirements;
  - **Modifying existing restrictions** for yard signs to allow some flexibility vs. a blanket prohibition of signs in all but some very limited areas (to include allowing school spirit signs, birth announcements, limited political campaign signs, etc) and conforming the CC&Rs to recent legislation for displaying political campaign signs;
  - **Clarifying the rules to set limits on the budget** for social expenditures in line with what would be appropriate for the activities our residents have enjoyed over the past years;
  - **Establishing time limits** for leaving trash cans on the street; and;
  - **Providing for email voting** on certain issues by the board rather than convening a special board meeting.
- Drafts of these changes will be circulated before our annual meeting so you will have time to review them - so keep an eye out. If you have any questions, please do not hesitate to contact Steve Kennedy, David Test, or Kerrie Liebowitz (addresses on front page).

### YARD OF THE MONTH



The first Yard of the Month award in 2006 goes to Ben and Susan Wagner on Overlook Court. Spring is here—We have neighbors with some really nice yards!

If you have comments, nominations, gardening tips for the newsletter, or want to be on the Yard of the Month nominating committee, please contact Steve Kennedy at [skenesq@sbcglobal.net](mailto:skenesq@sbcglobal.net).

### DALLAS BLOOMS AT THE ARBORETUM!



Dallas Blooms celebrates Spring at the Dallas Arboretum, held through April 17th. This year's festival features more than 400,000 spring-blooming bulbs, 20,000 spring-flowering azaleas, 70,000 pansies and violas and thousands of other spring blooming annuals and perennials. See [www.dallasarboretum.org](http://www.dallasarboretum.org), open year-round.

### SHARE YOUR STORIES!

*Drill Team ...* Kelsea Burke was recently selected for the Shepton High School Stallionettes Drill Team and Kelli Hopson was selected for the Plano West Sr. High Royales Drill Team. Congratulations to both girls!

*Our own "Sheriff" ...* Thank you to Frances Fass for doing an outstanding job with neighborhood crime watch. Her amazing efforts keep us aware of safety issues throughout the Plano area.

*Wedding bells! ...* Congratulations to Alan and Candy Profitt for the upcoming May marriage of their daughter "Sam" to Matt Weyantz.

*Civic Spirit! ...* Thanks to Paige Niewerth for helping keep Plano beautiful. As a school service project, she picked up trash on Spring Creek between Midway Rd and the Tollway.

*Tea, anyone? ....* Alice Brumback chaired the Fairy Tale Ball, then she & daughter Meredith visited the Mad Hatter at his Tea Party.

*Doctor on call ...* Does anyone know of the three boys in the neighborhood with broken bones? Is it true that our Dr. Heier treated all three of these boys?

*Want to share something with the neighborhood?*

Send a short description and/or picture to Stan Liebowitz at [newsletter@shoalcreekhoa.com](mailto:newsletter@shoalcreekhoa.com) for inclusion in our next newsletter!

### Thank You AGAIN, Alice

Alice works throughout the year to maintain current homeowner information for the neighborhood directory. Electronic and bound copies of the directory are available to homeowners. Please contact Alice at 972-624-5509 or [alicebrumback@aol.com](mailto:alicebrumback@aol.com), if you need an updated electronic copy.

The HOA recently replaced the fountain at Indian Trail and Riverside Drive. Drive by and take a look!



### NEIGHBORHOOD EVENTS

**Dinner at Abuelos** was a huge success. We had nearly 80 RSVPs, and if you missed the event, you missed a great opportunity to meet neighbors and renew friendships with those you hadn't seen in a while. Thank you to Diana Maglott for coordinating this adult event, and to Alice Brumback and Kerrie Liebowitz for their help.



**Easter Egg hunt is April 15th!** - Tax day is postponed until April 17th, so why not drop by?

10:00-11:30, rain or shine—at the Gazebo.

The Easter Bunny will be available for pictures—bring your Easter basket and cameras!

Older children will hop through the ribbon maze for their Easter treats. Please let Alice Brumback ([alicebrumback@aol.com](mailto:alicebrumback@aol.com)) know the number of children that will attend **and** their ages so she will have enough eggs for everyone!



**NOT MY TRASH!** We have received complaints of excessive usage of neighbor's trash cans. Please be considerate!

### Neighborhood Directories Etiquette

The directory is maintained for the benefit of the members of the Shoal Creek HOA, and is for your personal use only. It should not under any circumstances be distributed in any manner to other individuals or organizations. The HOA uses the directory to notify neighbors for crime watch alerts and to contact you for neighborhood events including annual meetings and other activities. If you are new to Shoal Creek and we don't have information or it is incomplete, please contact Alice Brumback at [AliceBrumback@aol.com](mailto:AliceBrumback@aol.com).

### CMA Contact Information

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