



August 2005

SHOAL CREEK NEWSLETTER

HOA HAPPENINGS -

Be sure to check the website—www.shoalcreekhoa.com—For the most up-to-date information about what's going on in our community.

Newsletter contributions are ALWAYS welcome. Please email newsletter@shoalcreekhoa.com.

SPEEDSTERS...

We are still seeing speeders racing around Shoal Creek and have identified two of them. One has a 2002-or-later white Honda Odyssey; the other drives a gold-color Acura MDX. These vehicles have been spotted numerous times speeding down Stone Canyon, ignoring speed limit and stop signs. PLEASE SLOW DOWN before a kid is hit! (If you don't, next time we may publish your license plates!) Several near-misses have occurred & the Plano Police Dept is aware of the problem.

CRIME WATCH

Since summer break started, many of us are using this opportunity to visit places near and far. But before you leave, please tell your neighbor that you are leaving and ask them to keep their watchful eyes on your property. Make sure no packages are left outside your door for extended periods of time and that your mailbox is not cluttered with mail. Burglars will check your porch & mailbox pretending to drop off stuff.



Please report suspicious person/activity to the Plano Police Dept and Shoal Creek Crime Watch by email: crimewatch@shoalcreekhoa.com. All information is distributed to homeowners via your block captains by email. If you are not getting crime bulletins, please send an email to Crime Watch with your name and home address. We will make sure you get them in the future.

ZONING ALERT—Austin Parks proposal by Billingsley Company

We are referring to the stretch of land owned by Billingsley in the City of Plano, Collin County—just west of Sunset Park, extending from McKamy Trail to Windhaven Drive on the south. Austin Ranch of course is the Billingsley development in The Colony. Billingsley owns the all the land between Austin Ranch and proposed Austin Parks development. Prices in Austin Ranch start at \$150,000.

Two years ago Billingsley wanted to populate these 17.774 acres with 2 & 3 story condominiums. This time they have proposed a mix of single family patio homes and 2 story condos. The graphics they display aren't even close to the description in their brochure—which they claim will start at 2,250 SF and \$280,000.

Billingsley has retained Mary Poss as a consultant. If her name sounds familiar, Mary is a former Dallas City council member.

Members of your HOA Board have had several meetings with individuals from Billingsley and with Mary Poss. There are four HOAs within statutory notification distance: Foxhollow, Midway Park, Red Wolf Estates, and Shoal Creek.

The four HOAs have reached a consensus that would be acceptable to all HOA groups which is **100% population of high-end patio homes that would compliment the surrounding neighborhoods.** We have yet to reach an agreement with Billingsley. They have scheduled hearings with the Planning & Zoning Commission August 15th and Plano City Council September 12th, and want to break ground October 1st.

It is our desire to steer Billingsley and the P & Z decision in a direction that doesn't detract from our property values and overcrowd the local schools and roads. *We urge you to attend these hearings.* We would benefit from the show of solidarity in a good turn out!

Updates will be posted to the Shoal Creek website, www.shoalcreekhoa.com as they become available. You can also contact Dave Griffin with any questions.

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.

HOME IMPROVEMENTS

Are you adding on to your house? Building a pool? Doing a major landscaping project, or getting a satellite antenna? First, please get the Architectural Control Committee form on the website & submit it to our management company for approval. The form MUST go to CMA first! Remember to allow 30 days for approval before you start your project.

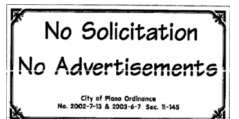
Welcome to Our New Neighbors

Elizabeth Marie Backiel, 6612 Shoal Forest Ct
Doug & Shannon Buncher, 6405 Twin Oaks
Matt & Carolyne Davis, 6705 Eagle Point Court
John & Liza Kazor, 6644 Briar Ridge Lane
John Trustman, 6412 Indian Trail



If you are new to Shoal Creek & we don't have information or it is incomplete, *please* contact Alice Brumback at Alice-Brumback@aol.com.

Speaking of signs—We have a few extra "No Solicitations" signs which conform to the specifications required by the City of Plano. The signs are 6"x12" with a stake. Signs are available to Shoal Creek homeowners for \$30.80 including tax. If you are interested in acquiring a sign, please contact Kerrie Liebowitz.



Check the Website! WWW.SHOALCREEKHOA.COM. For updates, please email webmaster@shoalcreekhoa.com.

DID YOU KNOW? CC&R FUN FACTS

Changes in Landscaping, fencing, lighting, or adding a swimming pool requires approval of the Architectural Control Committee (7.03)

3,000 square feet of air-conditioned floor area and 2-car garages are the minimum requirements for each residence (6.06/6.09)

Noxious or offensive pet activity is not allowed on any Lot (we think 'noxious and offensive' means smelly and noisy)

The Covenants (written by the developer for the developer) still contain much "developer" language. The developer turned over control of the association to the homeowners years ago. Your board is currently updating the CC&Rs. Your suggestions are welcome at HOABoard@shoalcreekhwa.com.

YARDS OF THE MONTH!



Congratulations to our homeowners who were recently selected for yard of the month:

MAY - Bill & Donna Baker on Whispering Woods Ct

JUNE - Mike & Karen Jordan on Twin Oaks Dr

JULY - Mark & Patti Smith on Shady Creek Circle

AUGUST—Mike & Kirsten McGuinness, wooded lot at Woodland Hills and Woodland Creek. *Nice job!*

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

CRIME WATCH ALERTS

Early evening **June 28th** before dusk, a white male teenager / young man was observed coming out of the back yard at a home on Woodland Hills Ln. When noticed by the homeowner, he ran towards Woodland Creek and jumped into a waiting white sedan with black trim.

The same evening, the same intruder may have been at a home on Trail Bluff, which intersects with Woodland Hills. The family was out for several hours and their dog apparently chased someone out of the back yard.

Earlier in June, items were stolen from a neighbor's back yard on Riverside Dr.

In May, a homeowner on Riverside Dr left their garage door open overnight, and items were missing the next morning.

With many of us on vacation, it is very important that we keep our eyes on our property and others. If you see any suspicious person and/or vehicles, please contact the Plano Police Dept & tell Frances Fass so she can alert everyone immediately.

Thank You AGAIN, Alice

We can't say it enough, but thanks again to Alice Brumback for all her hard work to maintain the HOA Directory. The next electronic version of the directory will be sent out late this summer. In the meantime if you are new to the neighborhood or want an updated copy, contact Alice at alicebrumback@aol.com.

NEIGHBORHOOD EVENTS UPDATE

The 4th of July Parade went off without a hitch, although Mother Nature didn't quite cooperate & decided to rain on our parade.



Fred Kuglin informs us that the police and firefighters did a terrific job, as usual. Fred, who deserves a hearty thanks for directing this event, would like to thank the Stowes, Liz Brown, the Fowlers, his son Karl, Alice Brumback, and anyone else who helped to make this event a success.

8th Annual Progressive Holiday Party—mark your calendars! Coming Dec. 3rd



Children's events coordinator—volunteer needed to help coordinate children's events. Contact Steve Kennedy or Kerrie Liebowitz.

MOTORIZED VEHICLES & city trails a.k.a. "the creek"

The City of Plano allows motorized scooters on streets only (see <http://www.planopolice.org/Archived%20Front%20paged/indexscooter.html>.)

Golf carts and mini "pocket" motor bikes are prohibited; nothing with a motor should be on the trail. ("That's why the signs say "Hike and Bike" and "No motorized vehicles".) What to do if a vehicle is where it shouldn't? Call 911 & let the police department do its job.

Neighborhood Directories on their way!

Get ready for your new copy of the 2005 Shoal Creek neighborhood directory, planned for shortly after school starts. This year we will also distribute a bound booklet with homeowners addresses and telephone numbers.

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.

CMA Contact Information

Marcia Aurelio, Association Manager

maurelio@cmamanagement.com

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