



Board Meeting August 2, 2007 - 7pm
Schimelpfenig Library
5024 Custer Road

From the Association President

On behalf of the Board I would like to take this opportunity to thank all those who have attended the monthly meetings of the PMHOA Board of Directors. Your attendance, participation and feedback are appreciated and much valued. As a reminder for those of you who have not had the opportunity to attend, the Board meets at the Haggard Library the first Thursday of each month at 7:00 PM. The meetings generally last less than two hours and consist of a business meeting of the directors and questions and observations from the attending residents. We look forward to seeing and hearing from more of you.

If you are a participant via e-mail in the Crime Watch Program you are aware Preston Meadow has recently experienced some criminal activity, including break-ins. With this in mind, planning is underway for Preston Meadow to again participate in the "America's Night-Out Against Crime" program being promoted locally by the Plano Police Department. We will provide details of our participation as the plans become more firm, but to aid in your planning the "National Night Out" is set for August 7, 2007 from 7:00 to 9:00 PM. Hope to see you there.

Unfortunately all news is not good. I must report to you that more than thirty Preston Meadow residents have not yet paid their 2007 dues assessment and in some cases 2006 dues remain unpaid. Resident dues in arrears total more than \$6,400. The Association Treasurer, Jim Romig has sought to be flexible by extending the due date for payment and has repeatedly communicated with those residents who have an outstanding balance. The Association Board strongly urges those residents who not yet paid the 2006 or 2007 dues assessment to do so immediately to avoid collection actions.

On a sad note, the Association will be losing the services of Jim Romig as Treasurer on August 1, 2007. Jim and Kathy will be leaving the neighborhood in the coming months and we thank them for their service and wish them all the best. Replacing Jim as Treasurer is Gary McGinnis. You may contact Gary at (972) 956-0130. Replacing Jim on the Board and serving out the remainder of his term is Ms. Donna Staley.

In closing I would like to take a moment to address an issue that came up during the July Board meeting. Briefly, some Members question the authority of the Board to change or amend the Association Deed Restrictions, better known as the covenants. To resolve the issue, the Board sought the advice of the Association Counsel, Mr. Robert Miller, an attorney very experienced in home owner association operations.

The Board has been advised that Article 22, Section 1, Volume 1583, Page 950 of the Amended and Restated Declaration of the Covenants, Conditions and Restrictions for Preston Meadow Phase and Phase 2 imparts such authority to the management of the Association. Article IV, Section 5, specifically addresses the authority of the Board, to establish and issue Control Bulletins which may either establish new development standards or modify standards previously established. The issuance of Control Bulletins has been a rare occurrence, as only two have been approved in the history of the Association and addressed issues needed to maintain and enhance the desirable environmental and aesthetic qualities of the Preston Meadow neighborhoods. I trust this information allays the concerns expressed by Association Members. **Carl Hill**

Landscape News

The Landscaping Committee along with the enthusiastic support of the Board of Directors has accomplished the first steps toward realizing our adopted mission statement (To provide state of the art landscaping for Preston Meadow common areas that is well adapted to North Texas, through the use of native and naturalized plants and sustainable gardening practices to enhance the image of our neighborhood and inspire homeowners to embrace the same practices.) We now have drought resistant plantings in all of the common areas. While attractive now, the appearance will only get bet better over the next 2 years. As Pat Marquardt, our resident Master Gardener on the Landscaping committee likes to say, "this year they will sleep, next they will creep and then they will leap." We have already received many compliments on the plantings. We are also excited to learn that at least one homeowner will be actively pursuing the same landscaping philosophies.

We are also pleased with the new landscaping maintenance company. In addition to the routine mowing and edging they are keeping our plant beds clean.

Our current project is to address the lighting at the entryway on Parker. Bob Gormley helped to inspect the flood lighting currently installed. We found 2 of the14 total lights functioning. Most are either infested with fire ants, have bad ballasts and/or bulbs. Research indicates it will be more cost effective to replace instead of repairing the fixtures. We requested bids from 3 landscape lighting companies to replace the current lighting and to enhance it with additional tree lighting. The bid submitted by Lentz Lighting was selected and work should be completed the week of August 10th.

Gary McGinnis

Thank You!

Roger and Mary Roby - Folding and Stamping the Newsletter

Jim Romig - For your dedication to the neighborhood and the

hard work getting the Financials in order. Best wishes in your new home

Corrine Miklosh and the Crime Watch Committee for all the work on National Night Out

Donna Staley - providing balloons for National Night Out

Crime Watch / National Night Out

National Night Out is an annual event hosted by the National Association of Town Watch which occurs the first Tuesday in August each year. The Plano Police Department has been participating in the NNO for the last fourteen years.

The primary purpose of the National Night Out is to get neighbors to leave their front porch lights on, showing their support with the local police departments in the fight against crime. Also neighbors are encouraged to get out of their houses and meet other neighbors in the area and get to know them. The theory being that neighbors meet and get to know each other, they are more apt to report suspicious activity in their neighborhood rather than "look the other way" when they see something noteworthy. When you know your neighbors and watch out for them, overall crime in the area is reduced

This year the Preston Meadow Night Out will be at the Preston Meadow Park. Please join us for hot dogs, refreshments and fun for the children.

Please Join Your Neighbors

August 7th -7pm-9pm Preston Meadow Park

Corner Of Preston Meadow and Emerson

Compliance Committee

Welcome to Texas Weather! Last year, severe drought and elevated water restrictions! This year, lakes are overflowing and everything is green.

Even with constant rain, our Compliance Committee was able to complete our neighborhood landscaping review.

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The response to the review has been well received and we've found our neighbors to be supportive of our efforts.

It's obvious that we live in a great neighborhood and our pride has really been demonstrated this year.

Just a reminder: Please familiarize yourself with our covenants and know when to submit a Request for Architectural Approval and apply for city permits. If you have any questions regarding outside projects, please contact me.

Sam Harrison

A Message from the secretary

The Preston Meadow website is up and running. The ONLY official website for our neighborhood is www.prestonmeadowhoa.org Please sign up on the website to receive crime watch bulletins and neighborhood news. Email addresses are secure and never broadcast or shared. Future crime watch bulletins will be posted and sent via the web site. It's important that you sign up on the web site.

We now have a neighborhood garden club led by Pat Marquardt, Chaney Lane. Pat is a master gardener and will be a great asset to the group. The first meeting will include a speaker discussing fall planting. Interested? Mark you calendar August 23rd 7pm 4504 Tuxford Court

Women's Club is planning a wine tasting in October. More details soon. I look forward to seeing you around the neighborhood.

Norma

Preston Meadow Home Owners Association

P.O. Box 2600991
Plano, TX 75026-0991

ADDRESS LABEL

Preston Meadow HOA is on the web! Visit the website created just for our residents:
www.PrestonMeadowHOA.org

August 2007

(More details about events can be found online)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 Board Meeting 7pm	3	4
5	6	7 7 pm Preston Meadow Park—Hot dogs and Fun	8	9	10	11
12	13	14	15	16 New Student Registration	17	18
19	20	21	22	23 Garden Club Meeting 4504 Tuxford 7 pm	24	25
26	27 School Begins	28	29	30	31	