

# Community News

## ANNUAL PICNIC

It's almost that time of year again! The Social Committee of the Fairfield of Plano Homeowners Association has reserved the pavilion at **Bob Woodruff Park – North** for our Annual Picnic celebration. This event will be held on **Sunday, September 25, 2005, from 12 noon until dark.**



Bob Woodruff Park – North is located just east of Shiloh Road and just north of Park Blvd at 2601 San Gabriel Drive. All residents are welcome to attend, and there is no charge for admission. The park has a lake, a playground for the children, 18 grills, restrooms, drinking fountains, picnic tables, and parking for 200 vehicles. More details will be available in our September Newsletter. Mark your calendar and please plan to bring your family and attend.

## COMMUNITY CENTER WILL NOT BE BUILT

The Board of Directors made several offers to purchase two lots in the Fairfield Community to build a Community Center for the Homeowners Association. The offers were turned down by First Texas Homes. The builder stated they did not want to sell the lots to the community. Every effort was made to secure the lots but unfortunately the community center will not be built. If you have any questions, please contact the President of the HOA Harry Monk at 214-207-6899.

## SUMMER POOL PARTY

On Saturday, July 2, 2005, the Homeowners Association held a Pool Party at Oak Point Center from 7:30 PM to 9:30 PM. All residents of Fairfield of Plano were encouraged to attend, but the turn out was light. Those in attendance, especially the kids, enjoyed the evening, the outdoor pool, and the water slides.

## CONGRATULATIONS TO OUR SEASONAL YARD AWARD WINNERS!!

The Landscape committee would like to congratulate **Jon Pierce at 1121 Nickerson Lane** in phase 1 he has been awarded a \$100.00 gift card to Home Depot. Congratulation also go out to **Tam-Minh and Tuong Tran at 6109 Hagerman** in phase 2 they have been awarded a \$100.00 gift card to Home Depot. The winners have been chosen for consistently keeping their properties beautiful.

The Landscape members had quite a challenge choosing the winners; there were so many improvements this year. We would like to thank all residents for taking an interest to beautify their property. Your efforts help maintain the property values for the neighborhood and make it an attractive place to live.

The Landscape committee will be getting ready to choose the next Seasonal Yard Award, so get out there plant your flowers and water your lawns because you could be next!

## Easter Egg Hunt

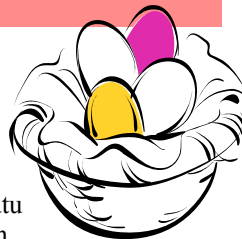
The Social Committee of Fairfield of Plano Homeowners Association held the First Annual Easter Egg Hunt at Shawnee Park on Saturday, April 9 2005. Over 100 residents and children braved this very windy day to enjoy snow cones, balloons, prizes, and hunt for over 500 Easter eggs. The children were divided into four age groups, in order to give the youngest children a better opportunity to fill their baskets. After all the eggs were found, every child received a bag full of

treats, which included slide whistles, sunglasses, washable tattoos, stickers, and candy. Most of the children played on the swings and slides on the playground as well. Everyone had a fun afternoon!

For all of their help, we would like to offer a special thank you to:

George Hollingsworth  
Carolyn Hollingsworth  
Scot Hudy

Brannon Hudy  
Barbi Hudy  
Veda Hui  
Megan Hui  
Rachel Cutler  
Shewa Mebrahatu  
Samantha Rosen



Please join your friends and neighbors next year for our Second Annual Easter Egg Hunt. Come on out and be part of the fun!



# Fairfield of Plano

## WATERING YARDS AND FOUNDATION PROBLEMS

By Norma Karter

As we enter the scorching months of the hot Texas dry season, it is important to keep your yard watered, not only to keep your yard up to neighborhood standards, but to prevent foundation problems. Most of us have sprinkler systems so it's actually very easy to water our yards. In the long run, trying to save money on your water bill by not watering could cost you THOUSANDS OF DOLLARS in repairs to your home foundation.

At some point you may want to sell your home and you cannot sell a house with foundation problems. Mortgage companies will not lend money to buyers for homes that have foundation problems and buyers don't want to take on the costs. Also, your builder warranty will not cover the repairs if they are due to lack of good maintenance.

### Signs of foundation problems:

1. Cracks that run through the middle of your bricks on the outside.
2. Windows that won't open and doors

that won't stay open.

3. Cracks in ceilings and corners inside the house.
  4. Cracks in floor tiles.
  5. Gaps between wood molding and the walls.
- Rafters in the attic pulling away from the ridge board.

### Simple Steps to Avoiding Foundation Movement

1. Water year round. Over watering can be as dangerous as under watering. The secret is proper amount of water at the proper time in order to keep the soil from shrinking in the summer months and over expanding in the cooler months.

After running your sprinkler system through its cycle, insert a probe into the soil at different points around your foundation. If you can push it in over 2 feet with a little effort, then you are watering enough. If the probe slides in very easy with no pressure and goes below 2 feet you are over watering and if you can't get it in, you are under watering.

The more plants you have around your foundation the more water you need because plants will use up the water. Plant trees at least 20 feet from your foundation to keep roots from affecting foundation and minimize their water consumption.

You must have proper drainage. Water pooling around your foundation can cause problems. If you do not have gutters you should consider having them installed. This could prevent long term problems. To check proper drainage you should look to see if any water is standing within 10 feet of the house 30 minutes after a good rain. If water pools or puddles against the sides of the foundation, then you need to correct it by changing the grading to divert water away from the foundation. If you have put in flowerbeds, be sure that they do not cause water to pool around the foundation.

Let's keep our yards looking beautiful all year round so we can be proud of our neighborhood and keep from spending tons of money at a later date on foundation repairs.

## FAIRFIELD OF PLANO HOA ANNUAL MEETING

The Annual Meeting of our Homeowners Association was held on April 5, 2005, at Boggess Elementary. About 50 to 60 homeowners were in attendance. Harry Monk called the meeting to order. Brian Crow discussed the Association's expenditures for 2004 and answered questions from the audience. Keith Cutler read a long list of items our Association accomplished in 2004. The candidates running for the two open positions of Director, Scot Hudy, Kevin To, Norma Karter, and Michael Malone, each spoke to the crowd as the ballots were being counted.

Volunteers counted the ballots three times and tabulated three different results. The vote leaders on the last count were Scot Hudy and Norma Karter. After Brian took the ballots back to Premier and reported the disparity in the three separate vote counts, Premier decided to count the votes several more times to achieve an accurate tabulation. Each of Premier's counts were replicated within one or two votes, and the results were:

Scot Hudy – 82 votes  
Kevin To – 72 votes  
Norma Karter – 61 votes  
Michael Malone – 59 votes  
Amir Askari – 15 votes

**Scot Hudy** and **Kevin To** are our newly elected Directors. Due to the confusion with the vote counts at the Annual Meeting, Brian proposed that the Board consider asking **Norma Karter** to join the Board for a term of one year. The Board felt that this would be the

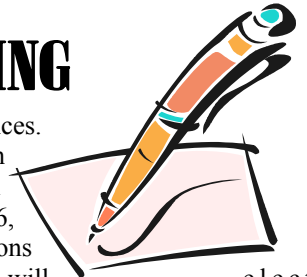
right thing to do under the circumstances.

The Board will have six Directors on the Board until the Annual Meeting in 2006. At the Annual Meeting in 2006, Scot and Kevin will retain their positions as Directors, and the homeowners will elect three Directors to fill the three open positions. In other words, the Board will revert back to five Directors. If any Director leaves the Board before the Annual Meeting in 2006, the Board will, at that time, revert back to five Directors.

At the first meeting of the new Board, the Directors voted the following:

**Harry Monk** – President and ACC Director  
**Keith Cutler** – Secretary and Social Director  
**Srinivas Pudu** – Communications Director  
**Scot Hudy** – Landscape Director  
**Kevin To** – Landscape Director  
**Norma Karter** – Treasurer and Finance Director

These are your new Directors of the Board. If you have any questions or concerns, or if you would like to volunteer to help on any of your Association's committees, please contact any of these Directors. This is everyone's Homeowner Association. With a little help from you, we all can make our community a safer, nicer, and lovelier place to live.



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# FAIRFIELD OF PLANO HOMEOWNERS ASSOCIATION, INC.

## Committee Interest Form

\_\_\_\_\_: Yes! I want to join a committee!

My Name: \_\_\_\_\_

My Address: \_\_\_\_\_

My Phone Number(s): \_\_\_\_\_  
(home) (work)

My E-Mail Address: \_\_\_\_\_

Please Check One:

\_\_\_\_\_ **Social Committee** (initiates and organizes social events for the community; holiday parties, community barbeques, pool socials, card clubs, etc.)

\_\_\_\_\_ **Communications Committee** (works closely with other committees, welcomes new neighbors, creates neighborhood directory, and helps with the community newsletter)

\_\_\_\_\_ **Safety Committee** (often works with the local police department, helps form a neighborhood watch, informs neighborhood of any safety concerns)

\_\_\_\_\_ **Landscape Committee** ('eyes' of the community and advises Premier of any landscaping needs, i.e., broken sprinkler heads, entry lights not working, etc.)

Please return to: Fairfield of Plano Homeowners Association, Inc.  
c/o: Premier Communities Management Co.  
2711 N. Haskell, Suite 2650  
Dallas, TX 75204

By fax: 214-871-0355

By email: [brian.crow@premiercommunities.net](mailto:brian.crow@premiercommunities.net)

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## FAIRFIELD OF PLANO HOMEOWNERS ASSOCIATION, INC.

C/O PREMIER COMMUNITIES MANAGEMENT COMPANY

2711 N. HASKELL, SUITE 2650

DALLAS, TX 75204

214-871-9700

214-871-0355 FAX

## *Tips on Child Outdoor Safety*

Kids love to play outdoors, especially in the summer time. It is terribly important to make sure that the areas in which they are playing are safe environments. Also, the younger the child, the more careful and aware you need to be concerning their safety. By implementing a few safety precautions and using caution, you can ensure a fun and safe summer of adventure for your child.

- ▶ Fully enclose your backyard. Be careful that there are no open gates or paths from which your child can get out of the backyard onto the road outside. Your fences/hedges should be of a reasonable height to prevent kids from climbing over them.
- ▶ Move all sharp objects out of reach. All gardening tools, equipment and lawn mowers must be kept away from the reach of kids.
- ▶ Make sure that there is no Barbeque equipment lying around.
- ▶ Grills, propane tanks, skewers, implements and the rest must be safely tucked away out of sight.
- ▶ Avoid deck chairs and tables which are unstable. Kids can easily topple over while trying to climb these.
- ▶ Provide padding for the concrete areas of the patio. You can easily pick up cheap foam padding or exercise mats from any major department store.
- ▶ Sand boxes are a perfect way for your kids to play in one place. Kids tend to gravitate to the sand boxes, and stay out of the other more dangerous areas of the backyard.
- ▶ Make sure that they are wearing proper padding and helmets when skateboarding, rollerblading, biking, etc.
- ▶ Above all, do not leave your kids unattended for too long a time. Be observant and regularly check into what they are doing.



## PREMIER COMMUNITIES MANAGEMENT COMPANY

2711 N. HASKELL #2650

DALLAS, TEXAS 75204

TELEPHONE: (214) 871-9700

FAX: (214) 871-0355

Association Manager

**Brian Crow**, ext. 220

Closing Information/Customer Service-

**Traci Rothermund**, ext. 221

Newsletters

**Danielle Huey**, ext. 235

Accounting/Billing questions

**Rhonda Yancey**, ext. 346

**After hours property emergency number**

**214-871-9700, ext. 350**