

McCREARY ESTATES

HOA NEWSLETTER

Upcoming Events

The Social Committee has set dates for all the social events for the upcoming year. More details will follow regarding all events as each date approaches.

Easter Egg Hunt / Spring Festival

Friday, April 3, 2015: 6 - 8pm

This event will include an Easter egg hunt, bounce castle, cookie decorating, and balloon making.

We are looking for people to donate items for the Easter Festival. We are looking for door prizes as well as donations of plastic eggs and candy.

Community Garage Sales

May 2, 2015: 8 am - 2 pm

September 12, 2015: 8 am - 2 pm

Summer Kick Off

Join us for a pool party on June 5, 2015 from 6 - 8pm.

Movie Night

October 9, 2015

Christmas Social

December 11, 2015

Park Slide

SBB located a company to replace the park slide. The slide is on order and should be installed in March.

Annual Meeting: March 16

The McCreary Estates HOA will host their Annual meeting on Monday, March 16th at 7:00 p.m.

Place: Gateway Church

There are three vacancies for the Board of Directors.

When you receive your notice, please remember to return your proxy whether you plan to attend the meeting or not. It is important to establish quorum so that a recall, as well as additional expenses is not required.

Facebook Page

Like us on Facebook to keep up to date on HOA news. The group is called *McCreary Estates - Wylie - TX* (<https://www.facebook.com/groups/695789183807121/?fref=nf>).

Advertise Your Business

Do you have a business that you would like to share with your neighbors? Please contact Cyndy Long at SBB (contact information at bottom of page) to inquire about advertising your business to the community.

Wylie Alarm Permit

Check with the city of Wylie to ensure that your alarm permit information is current. Alarm permits are required by city ordinance.

Homeowner Reminders

Holiday Decorations

Please remember to remove all holiday decorations.

Streetlights

Notice streetlights out? Contact Cyndy Long or Michelle Butler at SBB. Make sure to include an address closest to the light as well as the number that is listed on the light.

Pet Care and Maintenance

Many fences are in disrepair, making it possible for some dogs to escape. Please make sure your fences are kept in good repair. Any pets roaming the property could hurt someone or animal control could pick them up.

Trash Cans – Out of Sight

Per the Associations' guidelines, **all trash containers must be placed out of public view. Please do not store your trash containers in front of your home.**

If you would like to build a fence or enclosure to retain your trash containers, please contact SBB for an Architectural Request Application.

Speeding and Parking Issues

Homeowners are reminded to please **SLOW** down while driving through the neighborhood. Many homeowners park on the street, making it difficult to allow two vehicles to pass in the street. There are many blind corners, as well as stop signs posted. Homeowners have been seen dodging the signs and speeding around corners.

Homeowners, we need your assistance. Should you see this type of violation, please retain a license number and contact SBB, so

that a violation letter may be sent to the owner. This dangerous activity cannot be tolerated in our community and must cease before someone is seriously hurt.

Also, please remember, if you park on the street, park in the flow of the traffic, not against traffic, which is confusing and has caused accidents in the neighborhood.

Homeowner Tips

Spring Checklist for Landscaping

- Pre-emergent – should be applied before the first signs of green in your lawns to assist in killing weeds (no later than mid-February to late March).
- Mowing – early spring scalping enhances the turfgrass during its transition. The stronger the turfgrass, the fewer weeds. Remember, a lower and more frequent mowing schedule in the spring encourages the lawn to form a dense turf much more quickly.
- Regular Leaf Pick-up – leaves can cause damage to plants and grass if not cleaned up.
- Add sod to bare areas of yard to prevent erosion and further damage to the soil. Although the city has water restrictions in place, hand-watering is allowed and encouraged.
- Crape Myrtles – pruning the seed pods should have been done. Crape myrtles pruning is recommended towards the end of February, beginning of March.
- Fertilization – an application of fertilizer to the lawn as it breaks dormancy and starts to green up should be done in late March, early April.
- Deep root fertilization for trees – provides nutrients to the trees that are lacking in the soil.

- Irrigation – provide the correct amount of supplemental watering to your lawn during the spring transition period. Do not allow the lawn to become too dry. Approximately one inch of supplemental irrigation to the lawn per week during this transition is adequate (if sufficient rainfall does not occur).

Crime Prevention

The following tips help prevent and discourage burglary.

- **Lock all doors and windows.**
Invest in good locks. Deadbolt locks with long bolts that terminate in a good, solid door frame makes breaking down a door a chore. Also invest in good, solid core doors.
- **Keep shrubs trimmed back.**
If windows are visible, it is easier for neighbors or police to spot a broken window. Consider “thorny” shrubs, as they can be deterrents, as it can be painful to access windows over them.
- **Keep your garage door closed at all times.**
Not only does this prevent items from being stolen, it also takes away another sign that you’re home or away.
- **Store vehicles in your garage.**
Vehicles in garages make it harder for crooks to determine if you are away and prevents them from burglarizing your vehicle.
- **Get to know your neighbors.**
Knowing your neighbors is a great crime deterrent. Extra sets of eyes keeping watch on your property, reporting suspicious activity, and helping keep you safe. Be sure to return the favor and keep an eye on their home too.
- **Consider an alarm system.**
Most insurance companies offer discounts for alarms, and some system also monitor fire.
- **Watch what you throw out in the trash.**
If you’ve purchased a new TV, computer, or other expensive item, consider another way to dispose of the box. Will the store dispose of it in their trash? Can you cut it up to put inside garbage bags?
- **Use light timers when you are gone for long period.**
Light timers give the appearance of being lived in. Leave a radio or TV on at a conversational volume level. Have a neighbor pick up your paper and mail and accept packages. Have a neighbor remove door hangers and other advertisements that pile up at your door.
- **Consider a safety deposit box for jewelry.**
This can be especially useful for expensive jewelry or jewelry that you do not wear often.
- **Join or form a crime watch group.**
Getting to know a lot of your neighbors, and inviting the police to your meetings are powerful tools in your arsenal against crime.
- **Turn on exterior lights after dark.**
Use the same schedule for lighting when you are away that you do when you are at home. Consider timers for exterior lights.
- **Think like a burglar.**
Ask yourself, “What would a burglar find when he looks at my house that would be inviting?”

Remember that you are an important partner in the fight against crime.

Home Improvements Equal Pride of Ownership

This year, many parts of the country have enjoyed such a mild winter that even in the Northeast, spring weather seems like it's just around the corner—if it hasn't arrived already.

Take advantage of the moderate temperatures to get a head start on what should be an annual spring home maintenance routine. Remember, home improvements can help increase the value of your home and the community is aging.

Exterior Inspection

It's good to do a walk-around of your property, especially after a storm, winter is tough on roofs and chimneys. It can also take its toll on windows, walls, foundations, gutters and decks.

Roof. You don't need to climb up there yourself; with binoculars and a keen eye, you can probably spot trouble. Do you see any shingle-shift, suggesting that some fasteners may have failed and need replacing? Any cracked or missing shingles? What about nail-pops? "We call them eyebrows," Niles explains. "It's when nails push the tabs of the shingles up, allowing water to get in where those nails are coming through." All will need to be addressed to keep your roof at peak performance.

Chimneys. If you have a masonry chimney, check the joints between bricks or stones. Have any fallen out? Is there vegetation growing out of them? Each signals water infiltration. Also, look for efflorescence—"a white calcium-like deposit that indicates your masonry joints are no longer repelling water but absorbing it," says Niles. Consider re-sealing masonry with a clear, impermeable or water-resistant barrier material (like Thoroseal products). Brush it on, small areas

at a time; let it absorb for 15 minutes, then reapply—it may need a couple of applications.

Lastly, is your chimney in need of paint and wood in need of replacement? Some of that paint peeling could be an invitation for the outside elements. If not maintained, water can seep in causing dry rot and leaks into your ceilings and chimney.

Foundations. When inspecting the exterior of your home, be sure to examine the foundation from top to bottom for masonry cracks. "Routine caulking by homeowners won't do the job," says Niles. "Hire a foundation specialist who can employ a two-part epoxy injection system that will bond cracks chemically," he adds.

Fences. When was the last time you replaced that rotted wood or stained to match replacement? Is your fence leaning? Now is the time to make repairs or replacement for your fence. Another good tip, posts should always be located inside, finished side facing the public. Remember, the fence is important to the aesthetics of your home. A shoddy fence can make your home look in disrepair. A little propping, clean wood and matching stain can make your fence look 100% better.

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