

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.

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

Annual Meeting: March 16

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

Three vacancies were filled. Your 2015-2016 Board Members are as follows:

- Kenny Nickell
- Tracey Parman
- Bridget Laney
- Alisha Whitfield
- Sue Lorenz
- Josh Green
- Carson McKeown

The Pool Is Open

Pool reminders for residents:

- Please note the pool is open at 8:00 a.m. and closes at 10:00 p.m. If you are the last to leave the area, night or day, please help the HOA save energy by turning OFF the pavilion lights and fans.
- If you have an event at the pool, please remember common courtesy and leave the pavilion as clean as you found it. The porter service reports any excess trash or food left on tables, or trash not removed from the premises, etc. If you wish to have a party or get-together at the community pool with two (2) or more guests attending, you must contact Michelle Butler at SBB Management Company for further details.
- Children should not be left unattended at the pool without adult supervision.
- If you should see any problems at the pool, such as maintenance, lights out, etc., please contact Cyndy Long at SBB Management Company immediately.

Park Slide

The new slide and swing tire have been installed. Please remember to care for the equipment and if you see any damage, report to SBB immediately.

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.

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>).

Homeowner Reminders

Maintenance for Yard and Fences

Please mow and weed treat yards, trim shrubs and raise tree canopies off streets and sidewalks.

Now is a great time to make repairs to your fence, paint the trim and siding, as well as chimney's on your home.

Holiday Decorations

Please remember to remove all holiday decorations within 10 days.

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 cause accidents in the neighborhood.

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.

Tree Caterpillar Infestation

Due to the drought conditions, several trees in the community have been infested with caterpillars.

Life Cycle

Most species of tent caterpillars overwinter in the egg stage. Dark brown to gray egg masses containing 150 to 400 eggs are attached around the small twigs of trees and shrubs. Hatching takes place about the time that leaf buds begin to unfold, usually in early spring. Caterpillars are gregarious and soon construct silken tents which they use as a refuge during the early morning and evening hours and during rainy spells. They leave their protective tent and feed only during the day, laying down a silk trail as they crawl to help them find their way back to the shelter. Approximately six weeks after hatching, and five instars later, the larva become fully grown (up to 2 inches long, sparsely hairy). Pupation occurs in silken cocoons which are found on tree trunks, fences, or leaf litter. About two weeks later adult moths emerge and soon deposit the overwintering eggs. There is one generation a year.

Note: Larvae can be a nuisance when they begin to migrate to protected areas to pupate. They are often found by the thousands traveling over roads, streets, driveways, walkways, fences and buildings.

Tent Caterpillar Control

Scrape off and discard overwintering egg masses and tear the protective tents out by hand before the larvae start to feed.

- Control caterpillar movement and restrict access to feeding areas with [Sticky Tree Bands](#) or [Tanglefoot Pest Barrier](#).
- Apply [Bacillus thuringiensis, var. kurstaki \(Bt-k\)](#) or [Monterey Garden](#)

[Insect Spray \(Spinosad\)](#) to the leaves to kill feeding caterpillars.

- If necessary, spot treat with [plant-derived insecticides](#) as a last resort. Spray must penetrate silken tents for effective control.

Note: More than 80 species of predators and parasites have been identified in the United States, yet they are not commercially available. These insects play an important role in maintaining pest populations during most years. As a result, care must be taken when applying pesticides to minimize damage to these beneficial organisms.

Preventing Attacks

Wrapping a barrier around each tree's trunk and coating the barrier prevents caterpillars from attacking the trees. Wrap a band of tin foil, tar paper or duct tape completely around each tree's trunk, and coat each barrier with petroleum jelly. Caterpillars cannot crawl across the coated barriers. Reapply petroleum jelly as needed, and avoid getting it directly on the trees because it could damage the bark.

Helping Damaged Trees

Trees that suffered a caterpillar infestation need special care. Keep defoliated trees watered. They need at least 1 inch of water from rain and/or irrigation per week from May through September. Also avoid using fertilizers and weed-and-feed products that put additional stress on the trees as they work to produce foliage. Because damaged trees often are targeted by pests and diseases, inspect your trees regularly so you can identify problems and treat them before they cause additional damage.

Thank you, Sponsors, for supporting our community.



Pirate Roofing & Radiant Barrier

- roofing
- radiant barrier
- seamless gutters
- attic ventilation

Jonathan Szilva
Owner
214-664-8811

pirateroofingtx.com




FAN FAVORITES

Breakfast served from 6:00 to 10:30 am



972-509-2700
cfa2493@gmail.com
117 E. FM 544 Murphy, TX 75094

It is our pleasure to serve you
Monday-Saturday
6:00 a.m.-10:00 p.m.

Voted best roofer in Wylie & Murphy!

BERRY FAMILY DENTISTRY

Westgate Way Shopping Center
901 W. FM 544, Suite 100
Wylie, TX 75098
(972) 442-0078

www.BerryFamilyDentistry.com

FOR GARDEN LOVERS

\$10⁰⁰ OFF 1016

A \$50 purchase!
Redeem before December 31, 2015.

CALLOWAY'S NURSERY®



One coupon per customer. Must be presented at the time of purchase. Redeemable on items currently in store. Not valid for Gift Cards or with any other coupons, discounts or previous purchases. No cash value. Valid until December 31, 2015. © 2015 Calloway's Nursery



It would be a pleasure to teach you how to take a small rubber stamp, add some ink, and create a beautiful card, scrapbook page, or gift item.

Present this coupon for a **FREE** class with me!! Better yet, why not gather a few friends and have a **FREE** class together.

Rolanda Patton
Stampin' Up! Demonstrator
214-457-3379
Rolanda@stampwithrolanda.com
www.stampwithrolanda.stampinup.net

972-765-7768

- Roofing
- Gutters
- Painting
- Fencing
- Remodeling
- Sheds
- Skylights
- Concrete Repairs
- Insulation
- Attic Ventilation
- Squirrel Damage Repair
- Chimney Leaks

eco General Contractors

You can rest easy.

Our experts will answer all your questions, find the best solution for your needs, and work directly with your insurance company. One phone call is all it takes for a convenient, no-cost analysis. You're under no obligation to buy. Should you choose to trust us with your home or business, we're with you every step of the way. Custom care is our top priority.

WWW.ECO-ROOFING.NET



portraitēfx 365

Murphy, TX
(972) 839-3686

MMoore@PortraitEFX.com
www.PortraitEFX.com/365

Thank you, Sponsors, for supporting our community.

Mention this ad and received
10% off your Home Improvement Project!
 Call to Schedule your FREE ESTIMATE



COUNT ON US
 FOR ALL YOUR HOME IMPROVEMENT NEEDS!

SOME OF OUR SERVICES WE OFFER:
 *Patio Covers *Pergolas *Fences *Room Additions *Flooring
 *Cabinetry *Countertop *Doors & Windows *Roofing *Painting
 *Drywall *Electrical *Full Make-Ready Services and much more....

Serving DFW & Surrounding Areas for Over 13 Years!




10% off your first order when you mention this ad! Call me today if you are interested in earning FREE and discount products.

Jessica Douglas
 Independent Sales Consultant
 972-922-8627
<http://pamperedchef.biz/pamperedbyjessica>
pamperedbyjessica@hotmail.com

New Life Automotive
 972-442-5261
 6 Regency Dr, Wylie, TX 75098



FESLER ORTHODONTICS

240 E FM 544, Suite 98
 Murphy, TX 75094
 972-424-2221




bello naturale
 natural is beautiful...

lavender wild sage
 OLIVE & SHEA BUTTER
 NATURAL SOAP

10% off any order \$25 or more
 Enter the coupon code **HOA10**
 Valid through 7-31-2013

ORGANIC SKINCARE PRODUCTS
www.bellonaturale.com
 (972) 429-6375



TD Woodwork
 Travis Dahl
 Owner

Wylie, TX
 North D/FW Area

972.246.8525
TDCarpentry.Woodwork@gmail.com
www.TDwoodwork.com
www.facebook.com/TDCarpentry.Woodwork

Lorenz & Associates
 Sue Lorenz
 214-680-8233
Lorenz.sue@gmail.com
 Marketing Management
 Marketing Plans/ Ad Campaigns/Media Buys
 Web & Mobil Applications Services/Creative/Public Relations
 Total Project Management
 Start Up's/Existing Business/Individual Projects



Amy's Dog Walking
 Dog Walking Dog Sitting Dog Fitness

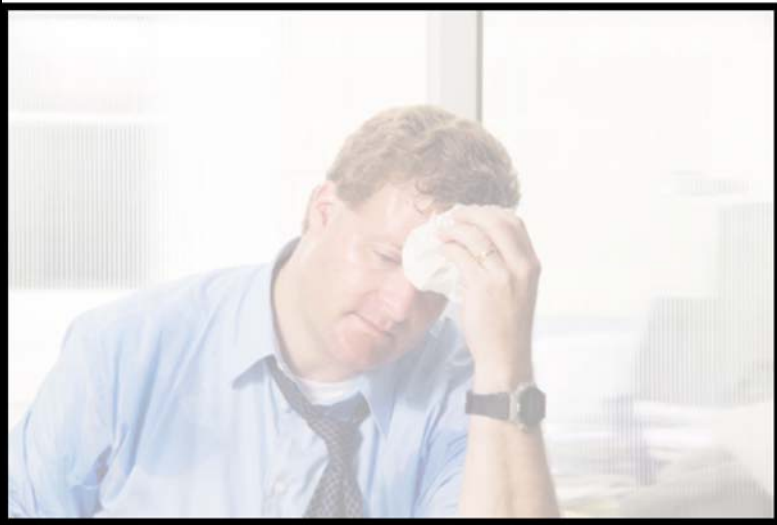
SERVING CLIENTS IN
 Garland Murphy Parker Plano
 Richardson Rockwall Sachse Wylie



Amy Zoppoth, Owner
 (214) 579-2415
info@AmysDogWalking.com



SWEATING YOUR UPCOMING A/C SYSTEM REPLACEMENT?



A TYPICAL A/C SYSTEM REPLACEMENT TODAY RUNS \$8,000+

OUR ARMSTRONG AIR 16 SEER SYSTEM WITH ECOBEE WI-FI THERMOSTAT:

2.0 TON SYSTEM TOTAL: \$4,360.00
2.5 TON SYSTEM TOTAL: \$4,451.00
3.0 TON SYSTEM TOTAL: \$4,521.00
3.5 TON SYSTEM TOTAL: \$4,706.00
4.0 TON SYSTEM TOTAL: \$4,764.00
5.0 TON SYSTEM TOTAL: \$4,910.00

***Tax not included**

****Created especially for McCreary Estates & Sterling Chase Estates H.O.A. Residents Only***

CALL TO SCHEDULE A FREE CONSULTATION TODAY!



The Professional's Choice





System Change-Out Includes:

- DISPOSAL OF OLD EQUIPMENT
- COMPLETE SYSTEM FLUSH
- NEW METAL DRAIN PAN WITH AN OVERFLOW SAFETY SWITCH
- NEW ELECTRICAL DISCONNECT BOX
- NEW ¾" ELECTRICAL WHIP FROM CONDENSING UNIT TO DISCONNECT BOX
- NEW PIPE INSULATION ON OUTDOOR COPPER LINE
- NEW CONCRETE PAD FOR OUTDOOR CONDENSING UNIT
- NEW WOOD DECKING IN ATTIC IF NEEDED FOR FURNACE AND EVAPORATOR COIL
- NATURAL GAS CONNECTIONS WITH NEW GAS CONNECTOR
- COPPER PIPING MODIFICATIONS IF NEEDED
- BRING WIRING UP TO CODE
- COMPLETE AIR BALANCE OF SYSTEM
- ONE FULL YEAR MAINTENANCE WITH TWO VISITS (FALL AND SPRING)
- ALL HVAC WORK IS UP TO CODE
- LIFETIME WORKMANSHIP GUARANTEE
- ARMSTRONG AIR EQUIPMENT COMES STANDARD WITH 10 YEAR PARTS/10 YEAR COMPRESSOR WARRANTY IF REGISTERED (WE WILL REGISTER THE EQUIPMENT FOR YOU!)

Upgrades Available:

- WHOLE HOUSE HUMIDIFIER
- WHOLE HOUSE DE-HUMIDIFIER
- ELECTRONIC AIR CLEANER
- 4" MEDIA AIR CLEANER
- UV LIGHTS
- WHOLE HOUSE AIR PURIFIERS

Supreme Heating and Cooling is a referral driven company.



Family Owned and Operated in Sachse, TX

100% Satisfaction Guarantee

* Allied Air Enterprises/Armstrong Air is a division of Lennox Int'l Inc.

