



HELPFUL WEBSITES

City of Dallas	www.dallascityhall.com
Plano ISD	www.pisd.edu
Collin County	www.co.collin.tx.us
Highland Creek Manor HOA	www.highlandcreekmanorhoa.com
Dallas Visitor Information	www.visitdallas.com
Dallas Morning News	www.dallasnews.com



Brick Wall Repairs – Eco to repair all areas where mortar is missing and replace missing bricks. Repairs included along front east wall that runs towards rear of property. To be completed in spring.

Sidewalk/Street Repairs – Highland Creek Manor’s Board of Directors is currently reviewing Longcrete’s proposals to repair the sidewalks and streets throughout the community. Should be completed in spring.



PLACE
STAMP
HERE



8360 LBJ Freeway, Suite 300
Dallas, TX 75243

HIGHLAND CREEK MANOR

Homeowners Association Newsletter

Spring / Summer 2018

Pool Season is Here

Pool Rules and Safety Guidelines

- ◇ Guest limit of 6 people per residence
 - ◇ No lifeguard on duty
 - ◇ No diving
- ◇ Gates should remain closed and locked at all times
 - ◇ No unsupervised children under 13
- ◇ Usual and customary swimming attire is required
 - ◇ No glass or alcohol in the pool area
 - ◇ No pets in the pool area
 - ◇ No running or rough housing
- ◇ No altering or removing pool safety equipment
- ◇ No abusive language, loud radios, excessive noise, bicycles or skate boards

IN CASE OF EMERGENCY, CALL 911 !!



Oncor – Oncor will be installing two new poles in general park vicinity

located on east of HOA property. Representative of Oncor, Andrea Sanders, met with members of Highland Creek Manor in early April to address the community’s concerns with the recent removal of trees along the east perimeter of the association. Oncor will be providing proposals and renderings of replacement vegetation to the area and is separately addressing damages to the wrought iron fencing due to fallen tree limbs.

Congratulations' 2018-2019

BOARD OF DIRECTORS

Lee Steglich President
Paul Glickler Vice President
Perry Narzem Treasurer
Paula Smith Secretary

For account information, forms, contact information and more please visit Highland Creek Manor’s website at:
www.highlandcreekmanorhoa.com

Contact Us

SBB Management Company

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Architectural Review Committee

Homeowners must submit an ARC form and get approval from the committee **BEFORE** proceeding with any changes regarding the landscape, paint colors, fence, etc, as stated in the design guidelines. ARC forms are available from SBB Management Company.

Be a Responsible Pet Owner



Pet Ordinances -

Section 7-3.1 of the Dallas City Code: (a) An owner commits an offense if the owner fails to restrain the animal, at all times: (1) in a fenced yard; (2) in an enclosed pen; (3) in a structure; or (4) by a tethering device, but only if the animal is in the owner's immediate possession and accompanied by the animal's owner, and, if the animal is a dog, the owner complies with the requirements in Section 7.4.7 of this chapter.

Section 7-4: A person bitten or scratched by an animal should report the incident by calling 311. Dallas Animal Services will investigate the incident and quarantine the animal if the attack caused broken skin. A person may request an affidavit to request a dangerous dog hearing (if the dog caused bodily injury). To request an affidavit, click below or call 214-670-8313 and an affidavit will be mailed or faxed to you.

Section 7-7.4: Regarding noise complaints, Contact 311. Provide the call taker with as much information as possible such as: location, date, time of the incident, and specific details. A letter is written to the owner and a copy to the complainant (the owner will not have your information). If the letter does not remedy the problem, the complainant is then advised to file a formal complaint with the Municipal Court. To file a formal complaint with the Municipal Court, the dog has to be recorded barking consecutively for fifteen (15) minutes or longer.

CITY OF DALLAS BULK TRASH COLLECTION

Bulk Trash Scheduled Dates

Please do not put out bulk trash too early. Collection is on the first Monday of a FULL week of the month. Also, paint cans will not be picked up by bulk trash collectors. Please dispose of properly and questions, contact 311.



	Earliest Set Out Date	Pick Up Window
May	May 3rd	May 7—May 11
June	May 31st	June 4—June 8
July	June 28th	July 2—July 6
August	August 2nd	August 6—August 10
September	August 30th	September 3—September 7

This is the time of year to be starting those home improvements. The HOA drives the neighborhood and many homes are in need of paint and repairs. Please remember to submit Architectural forms for any major improvements.

In the meantime, here are a few areas to look for that will help prolong the longevity of your home.

Fences – Replace old rotted pickets or repair loose boards, replace or repair caps and re-stain or repaint the wood.

Repair or replace gutters

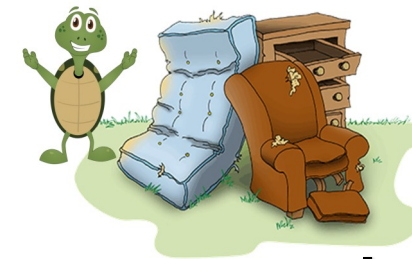
Install French drains for proper run-off to avoid erosion on to the neighbors or sidewalk

Add a fresh coat of paint (includes garage doors, trim, chimneys, mailboxes, etc)

Repair, re-stain/repaint shutters

Replace torn window screens or broken windows

Replace rusted edging in your beds (or paint with Krylon Rustoleum Forest Green Paint)



Neighborhood Telephone Directory



Highland Creek Manor

is on track to have the final version of the Community Directory finished. Please e-mail Vonda Farley with SBB Management Company no later than June 15, 2018 your name address and phone number to be included in the directory. It is important that you provide your contact information. This will help the management company, the guardhouse, and VIP.

Landscape News

The HOA will be thinning and raising the entry common area trees as well as by the pool.

Please remove or raise (thin) canopies of tree limbs hanging over the sidewalk or alley (as well as neighbors roofs and fences)

Remove and replace all dead shrubs

Weed treat yards and planter beds (apply a liquid weed killer)

Spray shrubs and roses to keep away mites or other fungus (you can use a liquid fungicide)

Add seasonal color and mulch to beds to help keep moisture in

Fertilize yards every three months.

Add sod to bare areas of yard to help with erosion (Zoyzia Grass is a good suggestion)

Release beneficial insects (such as lady bugs)

