

Q3 2016

Highland Creek Manor

Published for the families and residents of Highland Creek Manor



HIGHLAND
CREEK
MANOR
Homeowners Association



*a community
where families
grow*

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"PERTEX handled everything with our insurance company which made the process go off without a hitch. Plus we ended up with a higher quality roof than we originally had."

- Kevin L. / Frisco, Texas

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Do you know your hail size?
 Hail size is estimated by comparing it to a known object.
 Most hail stones are made up of a mix of water. Normally, only the largest hailstones pose serious risk to your roof.

We want to keep you informed - if the time comes and you find the an homeowner's insurance claim for your roof - you will be wanting the knowledge that a policy was accepted.

Hail is usually measured in inches - but big hailstones can be 3/4 to 1 1/2 inches.

Hail Measurement Chart
 NOAA National Severe Storms Laboratory

Pop	1/4 inch diameter
Marble	1/2 inch diameter
Baseball	3/4 inch diameter
Quarter	1 inch
Big Ping Pong Ball	1 1/2 inch
Cricket Ball	2 1/2 inches
Softball	3 1/2 inches
Baseball Bat	4 inches
Cricket Ball	5 inches
Cricket Bat	6 inches

Largest U.S. Hailstone
 On June 21, 2003 a hailstone the size of a grapefruit (4 1/2 inches diameter) was reported in St. Louis, MO.

"We maximize your insurance proceeds for the premiums you pay."

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The best roof inspection by hail damage experts.

PERTEX residential roofing solutions enable us to be highly proficient at accurately assessing hail damage, then provide homeowners with better roofing solutions. We maximize your insurance proceeds for the premiums you pay. Learn more at pertexroofing.com

PERTEX specializes in hail damage!

If you believe your roof was damaged by Hail, contact PERTEX for your **Free Roof Inspection (A \$500 Value)**



Download Hail Chart

Be able to determine hailstone sizes and be prepared when discussing the details of your loss with your adjuster and insurance agent.



Return your property to pre-loss condition or better.



HIGHLAND CREEK MANOR HOA RESERVE FUND

Your board of directors wants to bring you up to date on the status of our HOA reserve fund. One of the most important responsibilities of the board is to monitor and measure the adequacy of the fund to meet future expenses for the replacement or major repair of the assets owned by the HOA. An adequate reserve fund will help reduce the need for major special assessments in the future. The fixed assets we own as a HOA include the streets, alleys, sidewalks, swimming pool and cabana, guard house, street lights, and fences and gates. Since we are a restricted access community, we are responsible for our streets, alleys and sidewalks, not the city of Dallas.

Last year the board commissioned a new reserve report from Criterium Engineers. Criterium specializes in preparing these types of reports for many HOAs. The process involves taking an inventory of our fixed assets, inspecting their current condition, estimating when they will need to be replaced and the future cost to do that, taking inflation into account. The report projects 30 years out and is based on estimates and assumptions about future events. It's obviously an art, not a science.

The report was received late last year, and the board has been reviewing and analyzing it since then. Criterium gives our assets a current value of about \$672K. The principle assets are streets and sidewalks at around \$240K, 36% of the total. With inflation Criterium estimates the cost of all major repairs and replacements over the 30 year period will be about \$1.3M, a significant amount.

Regular contributions have been made to reserves over the years from our regular monthly assessments. Last year we contributed \$35K. However, mainly due to street and sidewalk repairs, we needed to withdraw an amount much larger than anticipated, about \$60K. At the close of 2015 this left the fund underfunded by about \$50K according to the Criterium report.

The board, of course, wants, if at all possible, to avoid a special assessment or a sizeable increase in our monthly assessment to bring the reserve balance more in line with the Criterium report. It has decided on a plan that includes beginning to make larger contributions to reserves from excess funds in our operating expenses

account. We will continue to monitor the adequacy of the reserve fund to see if the balance has reached a comfortable level. Hopefully, our position will be such that no further action will be needed.

We want to share this information with you as this is such an important issue for all of us. If you have any questions, don't hesitate to let us know.

Your Board of Directors

Just a reminder, if you would like to receive an email blast of current events, crime alerts and connect with Association information, please join the Highland Creek Manor website.

www.highlandcreekmanorhoa.com

To register, click in the upper-right hand corner or click on the giant green "Register Now."

If you have any trouble, contact Cyndy Long at sbbmanagement.com.

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

Dear Homeowners/Residents:

The Board of Directors is requesting homeowner's assistance with the roofing companies and maintenance. There appears to be quite a bit of debris left in the streets and alleys, including large nails. Some residents have received a notice, but this continues to be an issue.

The Board would like to remind owners to please ask your contractors to diligently clean up their debris and remove it from the property when the work is completed.

Please remove the signs once the work has been completed.

Furthermore, please instruct your roofing companies or contractors not to solicit for business in the neighborhood. Several companies are returning to drop off flyers and being turned away by the guards. But some are working inside, than walking property and knocking on doors. Should this occur, please contact the guards or SBB Management immediately.

A reminder if you have not turned in an Architectural for your roof, please do so prior to work commencing. You can obtain the roofing guidelines and ARC request application through SBB Management Company.

Thank you for your assistance.

The Highland Creek Manor
Board of Directors



972-765-7768

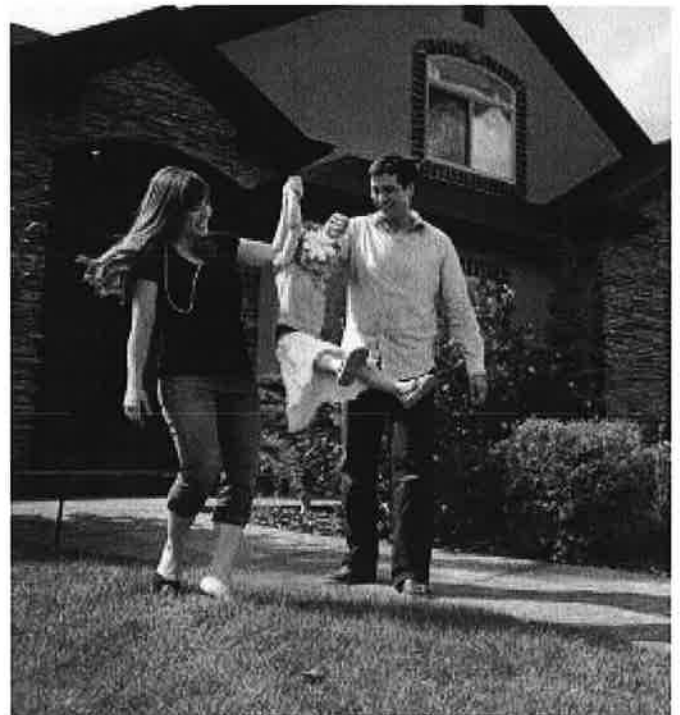
- Roofing
- Gutters
- Fencing
- Painting
- Remodeling
- Siding
- Decks
- Concrete Repair
- Insulation
- A/C Ventilation
- Squirrel Damage Repair
- Chimney Leaks

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eco General Contractors

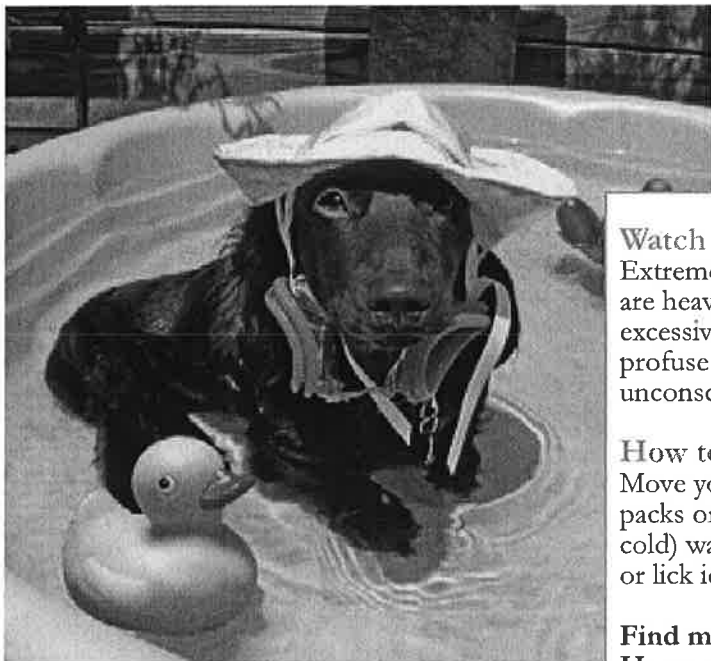
Our experts will answer all your questions, find the best solution for your needs, and work directly with your insurance company. One phone call is all it takes for a convenient, no-cost analysis. You're under no obligation to buy. Should you choose to trust us with your home or business, we're with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

WWW.ECO-ROOFING.NET



Keep Pets Safe in the Heat

- **Never leave your pets in a parked car**
Not even for a minute. Not even with the car running and air conditioner on. On a warm day, temperatures inside a vehicle can rise rapidly to dangerous levels. Your pet may suffer irreversible organ damage or die.
- **Watch the humidity**
If the humidity is too high, they are unable to cool themselves, and their temperature will skyrocket to dangerous levels—very quickly. Dogs' temperatures should not be allowed to get over 104 degrees.
- **Limit exercise on hot days**
Take care when exercising your pet. Adjust intensity and duration of exercise in accordance with the temperature. On very hot days, limit exercise to early morning or evening hours, Asphalt gets very hot and can burn your pet's paws, so walk your dog on the grass if possible. Always carry water with you to keep your dog from dehydrating.
- **Provide ample shade and water**
Any time your pet is outside, make sure he or she has protection from heat and sun and plenty of fresh, cool water. Tree shade and tarps are ideal because they don't obstruct air flow. A doghouse does not provide relief from heat—in fact, it makes it worse.



In Texas, even early November can be uncomfortable—

even dangerous for pets. Here are a few tips to help keep fido in happy & healthy in our warm Texas weather.



Watch for signs of heatstroke

Extreme temperatures can cause heatstroke. Some signs of heatstroke are heavy panting, glazed eyes, a rapid heartbeat, difficulty breathing, excessive thirst, lethargy, fever, dizziness, lack of coordination, profuse salivation, vomiting, a deep red or purple tongue, seizure, and unconsciousness.

How to treat a pet suffering from heatstroke

Move your pet into the shade or an air-conditioned area. Apply ice packs or cold towels to their head, neck, and chest or run cool (not cold) water over them. Let them drink small amounts of cool water or lick ice cubes and take them directly to a veterinarian.

Find more summer safety tips for your four legged friend at the Humane Society's website: www.humanesociety.org

Please DO NOT park towards the curb (or in the center) when parking in a cul-de-sac as it creates problems for vehicles trying to turn around and it is also illegal.

The RIGHT way to park.



Parking this way is INCORRECT.

The guard service will be ticketing vehicles parking on the street overnight, against the flow of traffic, those parking incorrectly in the cul-de-sac and any other generally unsafe parking.

Please be a courteous neighbor, abide by posted speed limits, park in your driveways and garages & appropriately park in cul-de-sacs.

PARKING REMINDERS

Homeowners are reminded to please slow down while driving through the neighborhood. The speed limit is 25 MPH at all times.

Long term & overnight parking are not permitted per the Association's documents. Residents should park in their garage or driveways and avoid parking on the streets. When temporarily parking on the street, residents must also park with the flow of traffic. Incorrect parking on the street can inhibit emergency vehicle access and it is illegal.

Street Parking

Residents in Highland Creek Manor are encouraged to park vehicles in the rear of their property, if at all possible. Extended and overnight parking on the streets is discouraged. Please be mindful of the difficulty parking on the street creates for Emergency vehicles. Daytime parking is a necessary evil but failure of drivers to obey speed limits and the variety of delivery and vendor vehicles creates traffic issues for pedestrian and children on the streets.

If guests are expected and overnight parking is required, please request a Visitors Pass from the Guardhouse. The request forms are available on the website. Our patrols will identify continued long-term parking and notify the Homeowner. Please help us eliminate the complaints from your neighbors.

Community Speed Limit

As our spring turns to summer, please be mindful of our traffic speed and the Stop signs within the neighborhood. These should be obeyed the same as they are on the City streets. We continue to field complaints about the speeding on our streets and the disregard for the Stop signs at the intersections. These are for the protection of all residents and users of our roads. The 25 Mile per Hour Speed limit applies to all roads but is especially important on the side streets where children may be playing or cars may be parked. The Board continues to review improvements to our streets and traffic but please understand, preventing accidents is a personal responsibility for all residents.



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ASK US ABOUT OUR REFERRAL PROGRAM!

Safety is more important than convenience.

- Get to know your neighbors and inform them when you will be out of town. Think about the things a thief would notice if you were not at home such as papers stacking up on your porch, mail in your mailbox, no interior lights, and trash cans not secured.
- The North Dallas Central Police Command can be notified if you are going to be away for an extended period of time. They will periodically patrol and do a courtesy check of your property. Please call (214) 670-7253 for an Extra Police Patrol.
- If you have a security alarm, please use it when you are away and overnight.
- Download or print the new directory to have for a quick reference to important numbers and your neighbor's contact info. Please check the directory and make sure all your info is listed correctly. I encourage each resident to put a good contact # in our directory. We don't share this info with anyone except residents of Oaktree and it is for your own protection.
- Please insure that your house number is displayed prominently, front and back. This assists fire department, police, and emergency responders in locating your home.
- Use your perimeter lights to illuminate dark areas. Invest in motion detection lights around your home, particularly in the rear. These can be found at Lowe's and Home Depot and are relatively easy to install and inexpensive.
- Be vigilant at home and while walking in the neighborhood. If you notice suspicious activity, call 911. Remember, the Guards cannot respond to incidents in the neighborhood.
- Please close and secure garage doors. It is easy to forget to remove valuables when the car is parked in your garage but an open garage door invites a thief to your property.
- Please review the Crime Prevention Tips on the web site under the tab "Crime Prevention" for other recommendations.



DIY Mosquito Repellent

- **Big Bottle of Cheap Blue mouthwash**
- **3 Cups of Epsom salt**
- **3 stale - 12 oz. Cheap Beer (like Hamms...no offense)**

Mix ingredients together until salt is dissolved

Spray anywhere you sit outside, around pools, will not harm plants or flowers

Mosquitoes gone from that area for approximately 80 days.

One resident claims she sprayed her deck all around the sitting area twice a summer. Never was she bit by a mosquito. She has been using the mixture for 15 years. It works. Heard about this on the Paul Harvey show years ago. Friends and residents have tried this and cannot believe how this works. The stronger the mix, the longer it will last. This also keeps other bugs away as well as the mosquitoes.

Bulk Trash Schedule

BULK TRASH PICKUP-CLARIFICATIONS – HANG THIS WHERE YOU CAN CHECK IF NEEDED
DEFINITION: Bulk trash is scheduled to be collected during the week OF the first Monday of the month. It may be picked up as early as Monday, or it could be picked up on any of the following days that week.

EARLIEST SET OUT DATES: The following chart shows the set out dates and collection weeks from February through December 2016:

MONTH SET OUT COLLECTION BEGINS

MONTH	SET OUT	COLLECTION BEGINS
September	September 1	September 5
October	September 29	October 3
November	November 3	November 7
December	December 1	December 5

FINES: The City of Dallas has become more stringent about homeowners' putting bulk trash out too early or leaving items at the curb for weeks because they missed the pickup date. Fines ranging from \$250 to \$2000 have been imposed, depending on the number of articles set out or whether the city had to come back later to remove the items after the pickup date.

NOTE: If you should miss the pickup date for any reason, you can contact 311 to request Cost Plus Service. It has, as the name suggests, a fee associated with the service.

City of Dallas Twice Weekly Watering Schedule

Last Digit of Address
 0, 2, 4, 6, or 8 (even numbers)
 1, 3, 5, 7 or 9 (odd numbers)

Watering Days Allowed
 Sundays and Thursdays
 Saturdays and Wednesdays



Water restrictions are in effect from April 1 until October 31 every year. Hand watering and soaker hoses are permitted at any time. Additionally, sprinkler systems are restricted to two days per week. No watering is permitted on Mondays, Tuesdays or Fridays. Please see the water schedule above for your watering schedule

Irrigation Checks

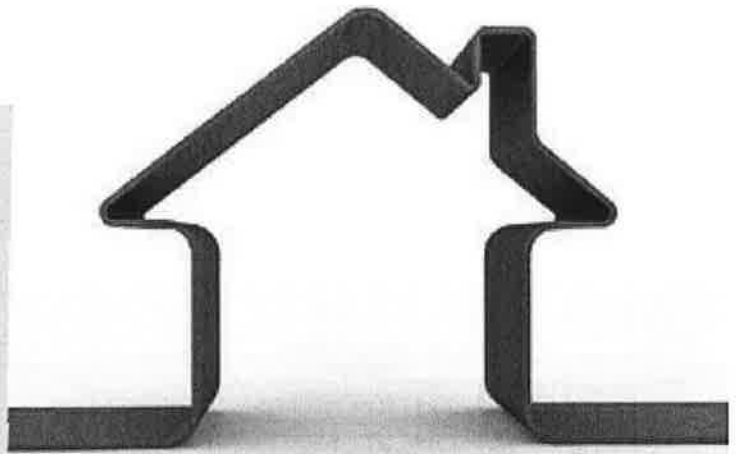
Homeowners should check their irrigation systems on a regular basis. During the extreme heat, there can be breaks in the system; checking your system regularly will also prevent high cost for repairs or unnecessary fines from the city.



Upcoming Community Events



*Reach new customers with
advertising in Highland Creek
Manor's Newsletter. For pricing
and details contact Cyndy Long
at 972-960-2800 ext. 358*



*Dear residents,
This newsletter is for you. Please give
us feedback about the types of articles
you would like to read. We are taking
submissions, neighborhood photos and
ideas for the next issue. Please
contact jsmcgurk@gmail.com with ideas
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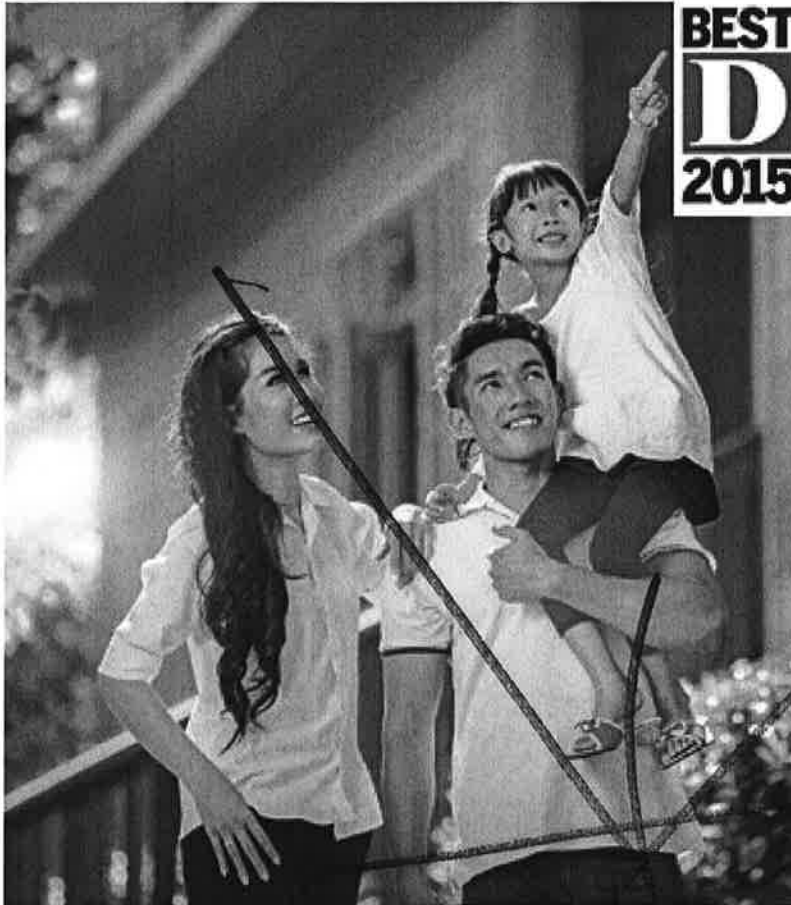
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In 2015 and 2016 D Magazine voted Cori Sharp one of the best Realtors.

This is not surprising considering the strong roots she has to the community. Cori & Zac have raised three sons in Wylie. They know the schools, athletic organizations and have been enthusiastic members of Eastridge Church of Christ for 26 years.

Zac Sharp

General contractor/Roofer



When you are part of the community, you care about your neighbors. Zac has been building beautiful quality custom homes for the last 15 years and has been a General contractor/Roofer for over 30. He is truly knowledgeable in all aspects of construction.

Whether you are needing a new home or a new roof, this local team is committed to hand delivering excellence to you and your family.



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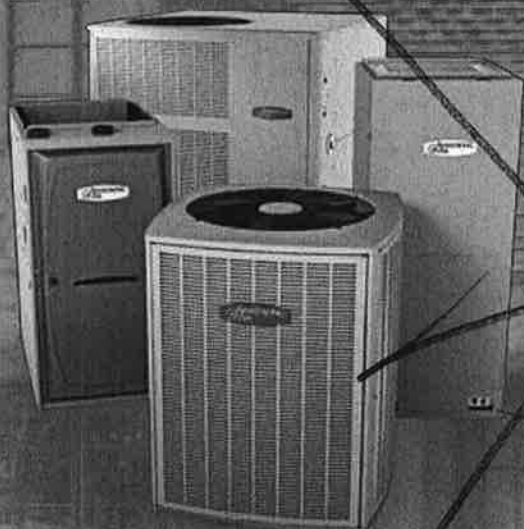
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