

The New Board of Directors Taking Action (Page 1-2)

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National Night Out is Aug. 1st

IMPORTANT MESSAGES

Don't forget to sign up for the neighborhood watch program. Visit the safety page at GrandParkHOA.com

Register your email address with the communications committee! We need your address for future newsletters and special events. Sign up at GrandParkHOA.com

Don't forget National Night Out Tuesday, August 1st 7pm to Dusk at Grand Park.

On June 13, 2006 the Grand Park HOA Board of Directors changed from developer directors to an elected board of Grand Park Estates homeowners. The new Board of Directors has held several meetings since the election in June and is working diligently to make positive changes to the neighborhood.

Questions or concerns can be addressed to the Board of Directors at any time.

Your new HOA Board of Directors and contact information include the following:

Janie Crosmer, President:

President@GrandParkHOA.com

Cynthia Ford, Vice President: Vicepresident@GrandParkHOA.com

Rod Rhoden, Treasurer: Treasurer@GrandParkHOA.com

Scott Clifford, Secretary: Secretary@GrandParkHOA.com

Marshall Hill, Member at Large: Memberatlarge@GrandParkHOA.com



The new Board of Directors has already begun to address some major items of concern, including the following:

Review of the current management contract, including the request for bid from various management companies.

Review of the current landscape contract, including the acquisition of a new landscape contractor, to include solutions for beautifying the retention pond at the SE corner of the community.

Reduction of the Voting and Quorum requirements

The current state of Grand Park, located at the NW corner of the community. (See landscape article on page 3.)

Grand Park Estates' 2007 Budget

In order to make Grand Park Estates an elite neighborhood and to assist in the reduction of fees associated with the filing of notices and fines for covenant violations, the new HOA Board of Directors would like to ask that all homeowners review the Declaration of Covenants, Conditions and Restrictions for Grand Park Estates. This document can be found at GrandParkHOA.com, click on Covenants. This document will be strictly enforced.

Cover Story (Continued)

The new HOA Board of Directors would personally like to ask that homeowners pay particular attention to the following common items:

Homeowners Association Dues: Dues are to be paid by the beginning of each year. This neighborhood is an associated neighborhood, thus dues must be paid by all homeowners, otherwise fines will be assessed and this could result in liens and foreclosures if not addressed.

Architectural Review: Any new or modifications to structures, including sheds, fences, walls, swimming pools, etc. must be put in writing and sent to the Architectural Review committee for approval before beginning construction. The Modification Request Form can be found at GrandParkHOA.com, click on Covenants and look under Architectural Review.

Recreational Vehicles: Boats, trailers, motor homes, marine craft, etc. may not be parked for storage in driveways, front yards or on public streets in the community.

Yard maintenance: All homeowner lawns must be mowed, trimmed and edged regularly. Maintaining your yard keeps your home and our community as a whole looking nice, thus your home's value increases.



Another important item on our agenda is the current quorum and meeting requirements that are stated in our bylaws. With such a low participation at our meetings, it will be critical that we get these requirements lowered in order to make improvements. You will see a new notice, prior to the next quarterly meeting, to vote on lowering these numbers. We cannot stress enough the importance of this change, and request your vote and or attendance at the next quarterly meeting.

The new HOA Board of Directors will hold quarterly meetings at the Flower Mound Town Hall and invites all homeowners to attend. In addition, if anyone is interested in attending a monthly meeting to address any issues or concerns, please contact a member of the Board of Directors and they will get you on the agenda. Monthly meetings will be held the second Monday of each month, unless otherwise scheduled. Monthly meetings will be held at the scheduled board members home.

The Board is looking forward to great progress in the upcoming year. We have many issues to address beyond these and it will take some time to get things in place. It will also take a great amount of hard work, respect and cooperation by each homeowner, so we expect everyone to do their part in making this a great neighborhood to live in!

Socially Speaking

A new Chair and Co-chair have been nominated for the Social Committee.

Janie Crosmer is the new

Chair and

Cynthia Ford is

the new Co-chair. If you have any suggestions or comments, please provide feedback to Janie at 972-539-9194 or Cynthia at 972-355-8489.



The Social Committee placed flags in the neighborhood in celebration of the 4th of July. The next event is on Tuesday, August 1, which is National Night Out. Grand Park Estates homeowners are encouraged to bring a picnic dinner and join the Social Committee and their families in the Grand Park Estates Park from 7-dusk. Please remember to turn on your porch lights that evening.

The Grand Park Estates Block Party will be scheduled in October. It will also be held in the Grand Park Estates Park this year. This is a great way to get to know your neighbors and was definitely enjoyed by all last year!

Cynthia Ford is creating a BUNKO group for interested women of Grand Park Estates. The BUNKO group will be meeting once a month. This is a great way for the women in the neighborhood to get out of the house and enjoy their female neighbors. Sorry men, women need at least one night out a month! If you don't want to be a regular member, subs will also be needed. Please call Cynthia Ford if you are interested at 972-355-8489.

Landscape Improvements On The Way

The Landscape Committee is proud to announce some promising developments in the near future!

After a recent committee walk-through of the common areas located within Grand Park Estates the true state of our landscape became imminent. We have had a professional evaluation completed to assist us in assessing the true condition that the current landscape contractor has left our grounds in.

After reviewing the report and realizing that the contractor has not been completing many of the items listed on their contract we have conferred with the board of directors and have given notice to the current landscape contractor. We will be seeking a return of funds for contracted items that were not completed.

After reviewing bids from competing landscape companies we have elected to sign O'Donnell Landscape Services as our new landscape contractor. This change will increase the quality of our service and at the same time reduce our annual landscape budget by more than 15%. O'Donnell has already begun



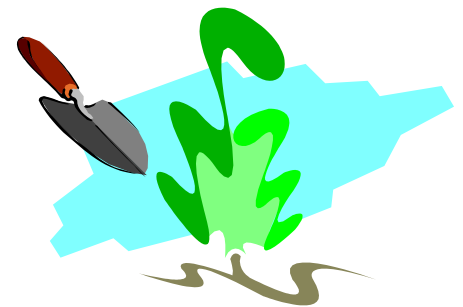
making repairs to our irrigation system and will begin regular maintenance on 8/1/06.

Although they will have some challenges ahead of them in getting our community back in shape, we are confident that the improvements will be seen quickly. We are excited about this change and look forward to having O'Donnell on board.

Another item of concern is the current state of Grand Park. Although this area is a big part of our community, many of you may not know that this is not owned or maintained by the HOA, but by the the park. We ask that everyone

Town of Flower Mound. Therefore, in order for our complaints to be heard, we must work as a group to get things done at the park. We ask that everyone contact the Town of Flower Mound Park Development Office with their concerns about the current neglected state of Grand Park. Tony Nielsen is the contact and he can be reached at tony.nielsen@flower-mound.com or 972.874.6278. Remember there is power in numbers!

We have also been discussing some new ideas to assist in motivating some of our neighbors to keep their yards looking nice. Our work is not done so keep an eye out for further improvements in the next issue and around the neighborhood!



A Word From Your Association Manager - by Ginny North

My name is Ginny North and I have the pleasure to be associated with Grand park Estates as your new Association Manager. I am very excited to be working with your Homeowners Association and look forward to meeting many of you in the coming weeks!

I have a management background in Human Resources, Administration, Customer service and Operations,

working in the field as well as on a corporate level, ensuring that all details are covered, communications are maintained between all parties, and that the desired results are achieved. Like you, I am a homeowner and know the importance of having a home where you can be proud of your surroundings!

I will be in your community each

week, and look forward to working with you in maintaining your community as a wonderful place in which to live! If I can assist you with matters of the HOA in any way, please don't hesitate to let me know.

I can be reached by phone at 214-871-9700, ext. 256, or via email at ginny.north@premiercommunities.net

Grand Park Estates Homeowners Association, Inc.
c/o Premier Communities Management Company
2711 North Haskell, Suite 2650
Dallas, TX 75204

Grand Park Estates Celebrates National Night Out August 1st

We would like to welcome all neighborhood families to Grand Park Estates Homeowners Association's first National Night Out celebration.

National Night Out is Tuesday, August 1st. We invite everyone and their families to bring a picnic dinner and meet at the park from 7pm until dusk.

National Night Out is a police-community initiative that encourages residents to organize block parties

sending a message to criminals that our neighborhoods are fighting back against crime.

Neighborhoods that host a block party will be eligible to compete for the Neighborhood of the Year award. Registered parties could receive visits from Town Council members, the Flower Mound Police Department, the Fire Department S.A.F.E. Team, and McGruff the Crime Dog.



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