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**IMPORTANT MESSAGES**

Make Grand Park Estates your home page. Find news and info about Grand Park Estates at [GrandParkHOA.com](http://GrandParkHOA.com)

Don't forget to sign up for the neighborhood watch program. Visit the safety page at [GrandParkHOA.com](http://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](http://GrandParkHOA.com)

Make sure to submit your Architectural Review form before making any modifications to the appearance of your home or landscaping. Go to [GrandParkHOA.com](http://GrandParkHOA.com) for details.

The Annual Meeting on April 24th was a great success. With the lower quorum requirement being voted into place in December, we were able to have the meeting at the initial scheduled day and time. A thank you to all homeowners, your votes are critical in moving forward.



The official introduction of our new management company, Principal Management Group, (Associa) was first on the agenda. Elaine Hyden is our representative with the company and has been doing a tremendous job for us this year. Elaine can be contacted regarding any billing questions, architectural modifications, or other general questions.

Principal Management Group  
3211 Internet Boulevard, Suite 370  
Frisco, Texas 75034  
214-387-8515 / 214-387-8519 Fax  
[www.GrandParkHOA.com/contact.htm](http://www.GrandParkHOA.com/contact.htm)

A new board member was voted into office at this year's meeting. Congratulations to Sandeep Srivastava who enters as the Vice President of the board of directors. Sandeep fills the place of Rod Rhoden who was the acting Treasurer for Grand Park Estates. Thank you Rod for your hard work and dedication during the first year of our board of directors team.

Two to three new board positions will be available next year. Anyone interested please be ready to submit your nomination early next Spring when the notices are sent out. Any questions about being a board member can be directed to any current board member. Contact info can be found at [GrandParkHOA.com](http://GrandParkHOA.com)

The positions of the other members have been adjusted for the 2007-2008 year. The board positions are as follows for this year: Scott Clifford - President, Sandeep Srivastava - Vice President, Marshall Hill - Secretary, Janie Crosmer - Treasurer, Cynthia Ford - Member at Large. Thanks to all of you for donating your time and efforts for the coming year.

Financially things are looking good for the past and coming year. For the year ended 12/31/06 the cash on hand, net of accounts payable, was up \$1,933 from \$4,150 to \$6,083. The net accounts receivables were up \$9,464 from a prepaid balance of \$7,896 to a receivable balance of \$1,568. Prepaid insurance increased \$228 from \$978 to \$1,206. Net income for the year was \$11,625 while the budget was for a breakeven profit of zero. The budget for 2007 calls for revenues of \$55,590, expenses of \$51,375, and funding for

## Annual Meeting (Continued)

current and future capital expenditures of \$4,215. A complete financial report and budget for 2007 can be found at [www.GrandParkHOA.com/contact.htm](http://www.GrandParkHOA.com/contact.htm)

The board is looking into some options for creating additional revenues in the coming years which include the possibility of approaching area businesses and organizations who might be interested in advertising and or sponsoring of the neighborhood gatherings, website, etc. Members of the board are also scheduled to meet with other area HOA's in late June to discuss additional ideas and concerns that will allow us to improve Flower Mound as a whole. This will be very a helpful and exciting meeting for our new HOA, allowing us to improve using the experiences of other HOA's in our immediate area.

Complete meeting minutes and financials can be found at [www.GrandParkHOA.com/contact.htm](http://www.GrandParkHOA.com/contact.htm)

Remember, the board of directors is here for you. Please let them know your thoughts and concerns so that they can make Grand Park Estates the best it can be. Contact information as well as news and other information about Grand Park Estates can be found at [GrandParkHOA.com](http://GrandParkHOA.com)



## Your Clean Responsibility

Each homeowner accepts the responsibility of keeping the area near their home looking its best. This includes picking up grass clippings after mowing your lawn, as well as weeds and trash that may accumulate in your yard, sidewalks and street areas.

Grass clippings and weekly newspapers are the most common items seen collecting near peoples homes. These items left un-attended create an unsightly environment. No one wants to come home after work and pass by clumps of grass, old newspapers, and weeds in the street.

If each homeowner attends to the streets and sidewalks in front of and around their home it will be an easy task to complete.

Violations will be recorded and homeowners will be notified.

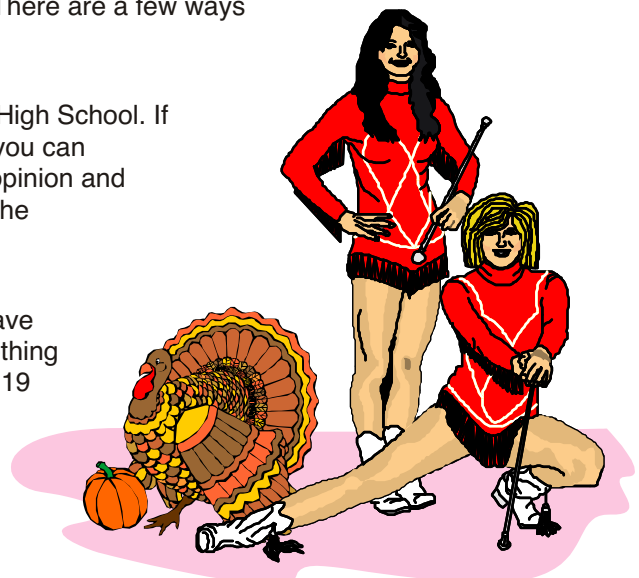
## Marcus Drill Team to Attend Macy's Thanksgiving Day Parade

The Marcus Marquette drill team has been chosen to participate in the Macy's Thanksgiving Day Parade this year and with that comes expenses. There are a few ways the community can support the girls.

June 22 from 10:30am - 4:00pm there will be a taste test at Marcus High School. If you eat salty/sweet snacks and you are between the ages of 14-65 you can participate. Just go to the school and taste a few snacks, give your opinion and head back home in about 30 minutes. If enough people participate, the company will donate money to the team.

Also, if you own a business and would like to sponsor the girls we have different levels of sponsorships. Or, if you would like to donate something from your business to their silent auction/golf tournament on August 19 that would be great as well.

Call Tracy at (469) 583-4849 if any of this interests you, as it is a tax write-off. Thanks for your support and don't forget to watch for the girls on Thanksgiving day!



## Flower Mound Parks Update - Grand Park

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The Town of Flower Mound Parks Dept. has been spending some time repairing the drainage problem experienced recently during the heavy rains. The playground pad was retaining water. The obstructions were found and cleared and additional drainage pipes were added underneath the pad to help drainage even further.

The irrigation system that was installed last year has been tested and is in working order. The system was not used last year because of the water restrictions that were in place the entire Summer. Hopefully these restrictions will be limited this year so that the park can be irrigated and turf can be improved.



## Modifications to Your Home

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Just a friendly reminder that you must submit an architectural review form prior to completing any work on your home that will change the appearance of your home and / or landscaping.

This work includes the extension of driveways, pools, arbors, additions, sheds, solar screens, bed borders, re-painting, etc..

You must submit all the details of your proposed project, including a drawing of your changes that details all dimensions, colors, materials, etc.

This form can be found on the home page at **GrandParkHOA.com** and must be submitted to the management company for review before any work begins.

If you begin a project without approval you will be contacted and an approval form will be sent to you for submission. You will then risk having your project rejected and the possibility of being forced to remove any work that has been done, resulting in a costly and unnecessary expense.

Be smart, get it approved FIRST.

## Summer Safety Tips

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### Residence Safety and Security

Always lock your door. Make sure you know who is at the door before you open it. Immediately report suspicious persons / activity to Police. Keep items such as a checkbook, wallet, cash or jewelry out of plain sight. Secure them inside a drawer. Don't keep large sums of cash in your home. Require identification and authorization from all service people. Let a friend or neighbor know where and with whom you'll be out and when you'll be returning.

### Vacation Safety and Security

Don't publicize your travel plans - limit knowledge to those who need to know. Make sure you secure or remove all valuables (i.e. jewelry, computers, electronics, etc.). Before leaving, close and lock all windows, close all shades / drapes and lock and bolt entrance door(s). Ask a trusted neighbor to keep an eye on your place and pick up your mail, newspaper and packages while you are away. Use timers to turn on lights, televisions or radios while you're away. Leave your itinerary with a trusted neighbor or friend so that someone knows where you are. Do not announce your absence on your answering machine. Turn your phone ringers down or off. Don't carry large amounts of cash. Use traveler's checks or credit cards whenever possible. Keep a charged cell phone with you. Follow other safety and security guidelines when you're away.

### Safety Basics

Always remember, you can become a victim of crime anytime. Stay alert and tuned in to your surroundings wherever you are. Be aware and prepared. Stand tall and walk confidently. Make brief eye contact with passers by and keep a firm grip on your property. Trust your instincts. If you feel uncomfortable in a place or situation, leave right away and get help if necessary.

Grand Park Estates Homeowners Association, Inc.  
c/o Principal Management Group  
3211 Internet Boulevard, Suite 370  
Frisco, Texas 75034  
www.principal-mgmt.com

## Independence Day Flags to Grace Grand Park Estates

The social committee will be placing 4th of July flags at each homeowner's mailbox during the last week of June in honor of Independence Day.

Please leave your flags in place during the July 4th week, the committee will remove the flags the week following the celebration.

Happy Birthday America! What a great place we have to call home.



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[GrandParkHOA.com](http://GrandParkHOA.com)

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[newsletter@grandparkhoa.com](mailto:newsletter@grandparkhoa.com)  
Include your name and home address please.

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[newsletter@grandparkhoa.com](mailto:newsletter@grandparkhoa.com)