

In This Issue:

The New 2006 Newsletter

GrandParkHOA.com is Ready for Move In!

Safety Committee Needs Your Participation

New Social Events for the Coming Year

HOA Control Soon to be Transferred to Homeowners

Shaping Up Your Spring Landscape

Easter Egg Hunt

IMPORTANT MESSAGES

Don't forget to sign up for the neighborhood watch program. See the article on page 3 or 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 to pay your HOA dues! The HOA can't function without them.

Nomination committee will be voting on your new board of directors. Your vote is needed.

2006 begins an exciting time for those of us at Grand Park Estates. The communications committee would like to introduce our first official newsletter!

This quarterly publication will provide you with news, events, hints, tidbits, reviews and more. It will be fun and informative! Future newsletters will be posted on the HOA website (GrandParkHOA.com). If you want to be one of the first to read this publication please sign up to be put on the E-mail list to receive notice when the newsletter is updated. If you prefer a hardcopy of future newsletters just contact newsletter@GrandParkHOA.com or call (214) 676-7832 and we will arrange to have a printed copy of the newsletter mailed to you each quarter, otherwise, simply look on GrandParkHOA.com each quarter to view and or download the current newsletter. You will find a publication schedule on the "newsletter" section of the web site.



If you haven't checked out the new website yet make sure you take a look. We have lots of good information posted there and are always willing to hear your ideas for making it even better! **GrandParkHOA.com**

The communication committee needs neighborhood participation. We need the community to contribute stories, poems, reviews, hints like Helouise, and news about family members; graduation, birthdays, anniversaries, and special accomplishments. We have created a General Interest section on the website for all of these interesting stories. This is the place for all of our miscellaneous news and information. Send your stories to generalinterest@grandparkhoa.com and then find them under the general interest section of the website. We may even decide to feature your story in one of the Quarterly issues of the newsletter!

Enjoy the articles we have included in this newsletter!

Hint: Do you get those white streaks on your clothes caused by deodorant? Here's how to get rid of them:
Take a pair of stockings and rub over the spot and it's gone!

Socially Speaking

Welcome to the neighborhood for all of the newcomers! The Social Committee is now discussing the calendar of events for 2006 for our neighborhood.

We have several proposed events that we are discussing such as a Community Wide Neighborhood Garage Sale, Easter Egg Hunt in the Park, Casino Night, 4th of July Celebration, National Night out in August, another Block Party and many more events. Wow!! There is so much we can do collectively to bring all of our great neighbors together.

If you have any suggestions or comments for the year, please

provide feedback to Marshall Hill (Chair) at (972) 539-0495 or Janie Crosmer (Co-chair) at (972) 539-9194.



Also, we are starting a brand new fun group in the neighborhood! Cynthia Ford, our neighbor and member of the Social Committee has volunteered to start a new BUNKO group in our neighborhood. BUNKO is a very fun and exciting dice game for you to enjoy!

Please contact Cynthia Ford at ckford1961@hotmail.com or via phone at (972) 355-8489 for more information. If you don't want to be a regular member, we also need subs. Having a good list of subs is almost as important as having 8 or 12 regular members. Tell your next door neighbor about this fun and exciting group starting in our neighborhood.

We look forward to hearing from you on any of your great suggestions or feedback for the Social Committee! Help us plan social events for the New Year that you would like to enjoy.

HOA Soon To Be Transferred To Homeowners!

This is a very exciting time for your Homeowners Association! The time has come when your Board of Directors will change from developer Directors to Directors elected by homeowners, made up of homeowners. The documents govern all activities of the association including how this "change" will take place.

As the Association Manager I am working to arrange a meeting place as well as putting together a nominating committee. This committee will be made up of 3-5 persons from within your membership who are charged with the duty and responsibility of



nominating homeowners for Director positions. The annual meeting is generally the fourth Tuesday of April. Since our transition formula is expected to be reached by that time we will hold the annual meeting of the membership at the same time as the transition (voting in new Board) meeting. A written ballot will be executed by each member casting their vote for three Directors. Nominations will also be taken from the floor the night of this meeting. Please watch your mail for the official notice of this very important function of your HOA.

Landscape Tune-Up

Spring is here and your landscape committee would like to remind you to get your yard in shape for the new season.

The value of our homes is important, and it is affected by many things, one of which is the landscape around your home. Reports have shown that a home's value can increase as much as 25% by investing a little time and effort in landscaping.

Keeping your trash bins out of sight, picking up your newspapers and trash also affect the curb appeal of your home, and ultimately



(con'd pg. 3)

The Safety Committee Needs Your Participation

Early in January you should have received a yellow form attached to your front door. This form was for your Neighborhood Watch Program. If you have not already done so please provide the requested information and deliver it to 2016 Cartwright Court. If you need another form please email me at rsrhoden2004@yahoo.com and I will email it back to you.

The Flower Mound Crime Watch Department has informed us that we will need a petition signed by the neighborhood. The safety committee will be knocking on doors in the next month to get signatures for the Crime Watch petition. The Neighborhood Watch Program is sponsored by the Town of Flower Mound and promotes safety through community awareness. This community program maximizes the benefits of local police guidance and support. It is aimed at improving the cohesiveness of a neighborhood and ultimately making it a better and safer place to live. As a collaboration between the



community and the police department, its purpose is to insure that every effort is made to keep the area a safe, friendly place to live. When we meet the criteria below, our police department will have Watch signs installed at all community entrances. This signage will let everyone know that we have a Neighborhood Watch in effect.

To have a viable Watch, the Town Of Flower Mound requires us to have a minimum resident participation of 50%. Regrettably, only 25% are now

participating. To become a participant, your only responsibility is to complete the form discussed above. Only with your permission given on the form will your family be included our neighborhood directory.

We will also need Block Captains. If you would like to volunteer please let me know at the above email address. The Block Captain is responsible for keeping an eye out for suspicious activities in conjunction with our Neighborhood Watch, and contacting the residents of that block with important news needing quick distribution. If residents will be out of town, they may contact their Block Captain asking them to help keep an eye on things during their absence. That's a great way for us to stay connected and become an involved community. We would like to have a volunteer for every 10 homes.

Thanks for your participation in this program as your Home Owners Association continues its efforts to better serve your neighborhood.
- Your Safety Committee

Landscape Continued

the value of your home. Keeping your yard in good shape pays off!

Now is a perfect time to combat those weeds before they sprout. Applying a pre-emergent such as Halts will prevent those weeds and crabgrass from invading your lawn before your lawn starts to green up for the spring. This will also allow

your lawn to green up faster and healthier, it won't be fighting for position with those nasty weeds.

Grand Homes has repaired the lights on Browning Drive and also the sprinklers along the greenbelt. Grand Park is also on its way to completion. The Town of Flower Mound has made some progress and things are looking good.



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

Grand Park Estates Easter Egg Hunt!

We would like to welcome all neighborhood families to Grand Park Homeowners Association "First" Annual Easter Egg Hunt! The Easter Egg Hunt is scheduled for Sunday, April 9th at 2:00pm; weather permitting. The age group for the Easter Egg Hunt is up to second grade or seven years of age. It will take place along Dillon Court and Cartwright Court bike trail area, due

to the neighborhood park not ready yet with grass. The Social Committee will put together approximately 288 colored plastic eggs with trinkets and wrapped candy inside the eggs. The 'Easter Bunny' will be available to take pictures with the children during the event. Please come out and meet your neighbors. This is an event you must not miss!!



Provided By



Copyright © 2006 Grand Park Estates Homeowners Association, Inc.
All Rights Reserved.

This and previous publications can be found online:
GrandParkHOA.com

To request a printed version of this publication send an E-mail to:
newsletter@grandparkhoa.com
Include your name and home address please.

Direct all comments / questions to:
newsletter@grandparkhoa.com