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IMPORTANT MESSAGES

Make sure your vote counts!
Please send in your proxy ballot if you cannot attend the HOA meeting on 10/24. See cover story for details.

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

Make sure to submit your Architectural Review form before making any modifications to the appearance of your home or landscaping. Go to GrandParkHOA.com for details.

On Tuesday, October 24th at 7pm we will have our first HOA open meeting since the election of our new Board of Directors in June. The meeting will be held at Flower Mound Town Hall, 2121 Cross Timbers Rd.



The Board has presented two items that will be voted upon during this meeting, for which you received a proxy ballot in the mail at the end of September.

Amendment #1 is for the purpose of lowering the quorum requirements from 66% to 25%. A "quorum" is the number of people that are required to be present or accounted for by votes(proxy) at any meeting in which actions that change our governing documents are to take place. As it now stands, 66% of the homeowners must be present and or accounted for in order for any changes to be made to our documents. Although it is unfortunate, we have found that this is virtually impossible for our HOA to achieve; therefore, making it very difficult to make improvements that will fuel the progress of this community. The board has proposed that we lower this requirement to 25% which will still be a challenge to attain, but much more realistic. Please keep in mind that we need everyone's vote, your vote does count!

Amendment #2 is for the purpose of raising the minimum square footage requirement for homes built in our subdivision. This may seem arbitrary at first glance, but Grand Homes has roughly 9 lots left to build, and or sell, in our subdivision. Grand Homes could at any time choose to sell these lots to another builder (possibly a lower end home builder) who could then choose to build smaller homes on these lots in order to sell them quickly. In order to protect the value of our homes we want to prevent this from happening. It is proposed that we raise the minimum square footage from 1800 as stated in our governing documents, to 2400 sq feet, which is currently the size of the smallest home in the subdivision.

Along with these items, this open meeting will be a chance for the new Board of Directors to review with you the progress they have made over the past few months and offer all homeowners a chance to ask any questions or address any issues that they feel need to be addressed.

We cannot stress enough the importance of your attendance at this upcoming meeting. We do understand that not everyone can be present. If you cannot make it to the meeting in person, please submit your proxy ballot. If you know a neighbor who is going please have them bring it for you, or you can fax your ballot to Premier Communities at: (214) 871-0355 or to Janie Crosmer, HOA President at (972)355-0487.

If you have lost your ballot, you can download a new one at GrandParkHOA.com

Crime Happens

Crime happens! Even here in Flower Mound. Read the newspaper and you can find out exactly where under "Police Blotter". Many of the crimes are very close to our own neighborhood. Everyone needs to be proactive and sign up for the Neighborhood Watch Program. Police officers have said that the signs alone deter a majority of crooks who are looking for neighborhoods to commit their crimes.

All we have to do is get to know our neighbors and promise to watch out for each other. If we see something suspicious call the police. Wellington, recently, had two scary incidents. In one incident, a neighbor saw a man run away from a house across the street from him so he went over to see if his neighbor was alright and it turned out the man was a Peeping Tom. The same week, another man attacked a woman who had surprised him by coming home early. It's still not clear what exactly happened according to the police.

We don't want things like this to happen in our neighborhood, so let's prevent it. Please sign up to be part of the Neighborhood Watch Program. All that is required is knowing your neighbors and watching out for each other.

Cyber Safety

Lewisville ISD just had Cyber Safety Week. Here are some helpful web sites to protect you and your children when they are surfing the web.

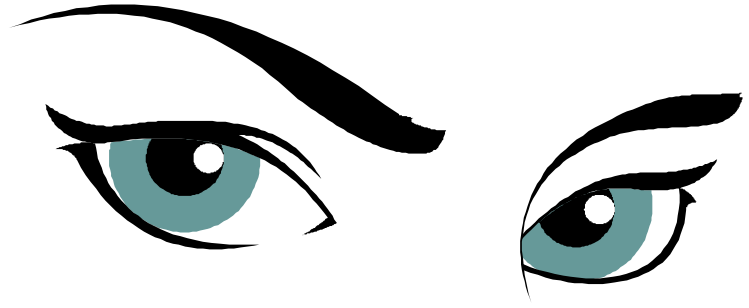
<http://www.wiredsafety.org/>
<http://www.netlingo.com/>
<http://www.cyberbully.org>
<http://www.securitystats.com/tools/password.php>
<http://kids.getnetwise.org/safetyguide/>
<http://www.safeteens.com/teenrules.htm>
<http://www.internetsuperheros.org/>
<http://www.safekids.com/articles.htm>

Grades K-2: <http://www.netsmartz.org/pdf/pledgeK2.pdf>
 Grades 3-6: <http://www.netsmartz.org/pdf/pledge36.pdf>
 Middle and High School: <http://www.netxsmartz.org/pdf/pledgemshs.pdf>

Spanish Versions Available: <http://www.netsmartz.org/resources/pledge.htm>

Attorney General of Texas Cyber Crimes Unit:
<http://www.oag.state.tx.us/internet/inbhome.shtml>

NetSmartz Workshop: <http://www.netsmartz.org/>



School Information

The Lewisville ISD website is a helpful resource for school information.

The following link will get you to your child's grades by clicking on the A+ sign: <http://www.lisd.net>. The home page will also allow you to check on your child's lunch account. If you would like to get news from all the schools that might be having big events, plays, fund raisers, etc. click on Flashpoints for the latest news around the district.

Marcus HS football website is <http://marcusfootball.com/>



Architectural Review

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 GrandPakHOA.com and must be submitted to the management company for review before any work begins.

**CHANGES
APPROVED**

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.



Get Involved With The Committees

The committees in our neighborhood are an important part of the workings of our HOA. These committees are the backbone of the neighborhood, making things happen.

The Landscape Committee provided special input this year that allowed us to change to a new landscape contractor. This resulted in much needed repairs to our irrigation system during the Summer months that would have proved deadly to several of the landscape areas located on our grounds. You will also notice more improvements this fall as the color changes are completed and the landscape areas are cleaned up and re-mulched.

The Social Committee provides all of the FUN that we enjoy in our neighborhood. They are the people behind the Easter Egg Hunt, Block Party, National Night Out and the many things to come! This group puts a lot of effort into providing the social events that allow us to get to know one another and grow as a community.

The Communications Committee is responsible for keeping you informed. Providing the website, newsletters, postcards, and notice signs doesn't happen without the effort of these important people.

The Safety Committee is perhaps the most important, responsible for keeping our neighborhood safe and secure. Keeping us informed of various safety concerns, tips and providing us the ability to become a Neighborhood Watch community.

These committees need your help in order to be a success. It just takes a little effort from a lot of people in order to work. Join a committee today! Most committees meet for one hour once a month, depending on the activities at hand, but that little effort makes a BIG difference.

To join the Landscape Committee,
Contact Wade Hill
landscape@grandparkhoa.com

To join the Social Committee,
Contact Janie Crosmer
social@grandparkhoa.com

To join the Communications Committee,
Contact Scott Clifford
communications@grandparkhoa.com

To Join the Safety Committee,
Contact Ruben Puentes
safety@grandparkhoa.com

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

HOA Block Party is Sunday, October 22nd

We would like to welcome all neighborhood families to Grand Park Estates Homeowners Association's second annual block party.

Sunday, October 22, 2006
Place: Beau Ridge Ct.
Time: 2-6 p.m.
Rain Date: October 29

The Social Committee will provide beef and vegetable burgers, hotdogs, condiments (ketchup, mustard & relish), chips, bottled water, cookies and juice for the children.

Please provide your own lawn chairs, beverage of your choice and any side dishes for you and your family. This is a great way to meet your neighbors.

We'll see you there!



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GrandParkHOA.com

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newsletter@grandparkhoa.com
Include your name and home address please.

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