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A Publication of the Grand Park Estates Homeowners Association, Inc.

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It has been a busy year for everyone and quite a long time since our last newsletter. Here you will find an update on accomplishments of 2008 as well as a few things that are on the to-do list for 2009 and beyond.

Earlier this year we completed the refinishing of the iron fencing throughout the neighborhood, the landscape lighting at the entrances and along Browning Drive was

replaced with more efficient fixtures that allow easier and less frequent maintenance. The board has also received the reserve study so that we may better plan for the community's future long-term maintenance needs.

For 2009 and beyond we have initiated an advertising program at GrandParkHOA.com that will allow us to supplement the income of the HOA. Please let everyone you know at area businesses about this new program. Details can be found at GrandParkHOA.com We also plan to work with the Town of Flower Mound Parks Department on additional lighting at Grand Park, as well as improvement of the turf areas there. Although this park is not part of the HOA, we were able to convince the town to get the park irrigation installed in 2007 and this year a few more trees were added to the park.

There are also a few items we would like to remind you of:

Email List Sign-Up - We currently have only about 40% of the homeowners on our email list, we encourage everyone to sign up. This list is kept private and we use it to inform you of special events, safety alerts, annual meetings, and other items that may be of concern to the homeowners. You can sign up by following the link on the left side of the home page at GrandParkHOA.com.

Neighborhood Watch Program - It has been a couple of years since our first attempt at qualifying as a neighborhood watch program neighborhood. We must achieve at least a 50% participation with a few qualifying elements. You will be getting a visit from members of the Safety Committee in the next few months in effort to explain the program to you and attain your participation.

Homeowner Forum - Located at GrandParkHOA.com has been in place for over a year now and participation has been limited. This could be a great tool for communicating ideas, asking questions and general communication between homeowners if everyone would participate. We encourage everyone to at least check it out.

IMPORTANT MESSAGES

Make Grand Park Estates your home page. Find news and info about Grand Park Estates at **GrandParkHOA.com**

Register your email address.

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.

November 4th, 2008 General Election Information

Early Voting Dates, Times and Locations

Highland Village Municipal Complex
1000 Highland Village Road
Highland Village

Before Election day, you may vote at any of the following convenient locations. On Election Day, however, you must vote at the location at which your precinct is assigned. You may call the Elections Office at (940)349-3200 if you do not know your precinct number.

Lake Dallas City Hall
212 Main Street
Lake Dallas

Lewisville Municipal Annex
1197 W. Main Street
Lewisville

Early voting by personal appearance will be conducted at the following locations, dates and times ONLY:

Carrollton Public Library
4220 N. Josey
Carrollton

- October 20 - 24...8:00 a.m. - 5:00 p.m.
- October 25.....7:00 a.m. - 7:00 p.m.
- October 26.....1:00 p.m. - 6:00 p.m.
- October 27 - 31...7:00 a.m. - 7:00 p.m.

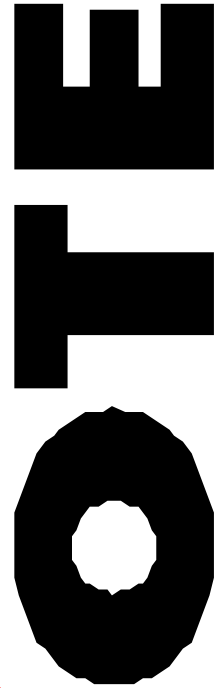
Flower Mound Police and Court Building
4150 Kirkpatrick
Flower Mound

Locations:

Roanoke Community Center
312 S. Walnut Street
Roanoke

For additional information about voting in the upcoming election visit:

elections.dentoncounty.com



Code RED Emergency Notification System

The Town of Flower Mound has instituted the CodeRED Emergency Notification System – a high-speed telephone communication service for emergency notifications. This system allows the Town to telephone targeted areas of Flower Mound in the case of an emergency situation that requires immediate action. The system is capable of dialing 60,000 phone numbers per hour and delivers a recorded message from Town staff to a live person or an answering machine, making three attempts to connect to a number. Land lines registered with the annually updated National Residential Database automatically receives CodeRED calls. This system will only be used for emergency purposes and incidents where rapid and accurate notification is essential for life safety.

Flower Mound’s new CodeRED sign up assistance phone line provides general information about the CodeRED Emergency Notification System and a step-by-step guide on how to sign up alternative phone numbers via the Town’s Web site. www.Flower-Mound.com

The phone line can be accessed by calling 972.874.6555.

Property Modifications

One of the main purposes of an HOA is maintaining the quality and aesthetics of a community in order to retain the highest property values possible. In order to do this we have an architectural Control Committee in place to review proposed changes/modifications that homeowners plan to make.

Prior to completing any work on your home that will change the appearance of your home and / or landscaping, you must submit an Architectural Review Form. This work includes driveways, pools, arbors, fences, additions, sheds, solar screens, bed borders, re-painting, roofs 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.

The Festival of Lights

Diwali, also called Deepavali, is a major Hindu festival that is very significant for all Indians. Known as the "Festival of Lights," it symbolizes the victory of good over evil, and lamps are lit as a sign of celebration and hope for mankind. Celebrations focus on lights and lamps of various kinds and sizes. In India, Diwali is considered to be a national festival, and the aesthetic aspect of the festival is enjoyed by most Indians

regardless of faith. To enhance the joy of Diwali, after the festive meals, both the young and the old light firecrackers and fireworks at night. The festival is normally celebrated late October / early November. This year, it falls on October 28th. You can expect to see a lot of our neighbors of Indian origin in Grand Park Estates, decorating and lighting up their homes at the time. Here's wishing you all a very Happy Diwali!

Neighborhood Safety Tips

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

Committee Involvement Needed

The Landscape Committee will be dressing up the entrances in holiday attire near the end of November. Be sure to thank those involved in the Landscape and Social Committees for all the efforts they put forth throughout the year.

If you would like to get involved in one of the committees please contact one of the committee chairs. One hour a month is usually all it takes to make a big difference and help out the association. Go to GrandParkHOA.com to find the committee contact info.

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