



Crawford Farms Chronicle

SOCIAL NEWS

The social committee is busy working on community events for this year.

Join us for the Spring Bazaar April 8, from 1-3 at the pool, see the flyer for more details. Check out the website for more information on future events like a summer splash in the July time frame, a fall festival in October and a winter event in December.
social@crawfordfarmshoa.com



LANDSCAPE NEWS

Spring is upon us and for many folks thoughts turn to landscaping, planting, and beautiful lawns. Hooray for flowers! It is also time to fertilize the lawns and kill all those strong-rooted weeds that thrived all winter.

Please give early attention to eradicating fire ants. A good prevention is to schedule a "Rid Fire Ant Day" with your neighbors and spray pesticide on the same day. This prevents sending fire ants back and forth between neighbors. If you find fire ants in the common areas, please e-mail the location to landscape@crawfordfarmshoa.com and the committee will contact the landscape maintenance folks.

The "Yard of the Month" contest was so popular last year the committee has decided to start the contest a month early. This year a cash prize will be award to the prettiest yard for April, May, June, July, August, and September. Judging takes place the first Sunday or Monday of the month. **Hint:** The committee looks for the yard that "knocks our socks off!"

Look for the Landscape Committee Information Table at the Spring Bazaar. We will provide pamphlets on planting trees, lawns, pests, etc. Come by and meet us!



Earth Day is the time we remind ourselves that the Earth is precious and we need to take care of it.

On **April 22, 1970**, the first Earth Day was held. People all over the country made promises to help the environment. Everyone got involved and since then, Earth Day has spread all over the planet. People all over the world know that there are problems we need to work on and this is our special day to look at the planet and see what needs changing. Isn't it great? One person had an idea and kept working until everyone began working together to solve it. See what happens when people care about our world?

INSIDE THIS ISSUE

Safety Committee Update	2
Would You Like to Get Involved?	2
Pet Corner	3
Announcements	3
Spring Bazaar and Easter Egg Hunt	4
Modification Request Form	5
Manager's Corner	6,7,8

Dust off those flippers! The Pool Opens May 13th!

GARAGE SALE

Hope everyone had a successful turn out and was able to sell unwanted items your household didn't require anymore. Next garage sale fall 2006.

BUNCO GROUP:

If you are interested in playing in a Women's Bunco Group, please email Jamor and Pam at bunco@crawfordfarmshoa.com.

WALKING CLUB:

Now looking for interested women to form a Crawford Farms Walking Club. How does walking 3 times a week sound? If interested, call or email Peggy Jansen, 817-562-1403 or walk@crawfordfarmshoa.com.

MEN'S POKER NIGHT

Are you interested in Men's Poker Night? Contact Andrew Schmidt at poker@crawfordfarmshoa.com for more details.

SAFETY COMMITTEE UPDATE

By Scott Sheffield, Safety Committee Chair

The weather is turning nicer and that means our **kids will be out and about more, thus please slow down** when you are driving and take a few extra seconds when backing out of your driveways. Make a conscious effort to **restrict your cell phone usage** in the car while driving through the neighborhood; you never know when a child will dart out from behind a parked car, and you will need to react quickly.

NEIGHBORHOOD CRIME WATCH



Please continue to **contact me or your Block Captain if you are a victim of a burglary or break-in**. Your Block Captain Contact information is available on the website. We want to completely eliminate these crimes, and keeping us informed of

them when they do occur will help us spread the word and prevent them.

We still **need Block Captains for the following blocks: Greenwood Way, Tapestry Ct, Elmhurst Ln, and Yancy Ln**. If you have a couple of hours to spare each month to volunteer and help protect our property values, your service will be appreciated. Contact me (info below) if you are interested. We also need several Co-Captains - see the website for details. Many of your neighbors are out there working hard for you, and we would love to have you join us.

For any Safety or Neighborhood Crime Watch concerns, you can reach me on my cell phone at 817-691-9798, at home at 817-741-3332, or through email at sheff9@gmail.com.

WOULD YOU LIKE TO GET INVOLVED IN THE COMMUNITY?

Do you have some time you are willing to dedicate to keeping Crawford Farms "A Great Place to Live." If so, this message is for you.

We have an opening on the Advisory Committee (AC). What is the AC and what do they do?

The purpose of the committee is to serve as advisors to the Board of Directors. They coordinate with and gather input from existing committees and individual homeowners on issues affecting them personally and the community as a whole. Ultimately, the committee is to protect and preserve the property values for the entire community. Additionally, the committee serves to assist in the transition from the Developer Board to a Homeowner Board.

THE RESPONSIBILITIES OF THE COMMITTEE ARE AS FOLLOWS:

- Understand the association's governing documents and applicable state and local laws
- Hold regular meetings with the various committees and the community members to discuss needs, issues and concerns
- Balance the needs of the community with those of the individual homeowner
- Encourage and foster neighborliness and community
- Report activities to and work at the direction of the Board of Directors
- Make recommendations to the Board of Directors on issues impacting the community

JOB REQUIREMENTS:

- Must have internet access and the ability to open

and read attachments

- Attend and participate in regularly scheduled monthly meetings
- No personal agenda's allowed, just the betterment of the community
- Respect all members opinions and input, and the Confidentiality of the committees business
- Must be a HOA member in good standing (all assessments paid, no CC&R violations)



So if you are interested, here is what you need to do.

Go to the Crawford Farms website.

<http://crawfordfarmshoa.com>

Click HOA Committees locate the Advisory Committee address -

advisory@crawfordfarmshoa.com and send us an email with the following information:

Name

Address

Phone Number

Email Address

Why do you want to serve on the AC?

What qualification do you have to serve on the AC?

Why would you make a good AC member?

We will review the applicants and conduct interviews at a later date. All applications should be received by April 24, 2006

PET CORNER

By Linda Sageman

When should your dog wear a collar and ID tags? What is best method for getting your pet home if they become lost?

I recently posed these questions to Laura McConnell, DVM, Southridge Animal Hospital. You may be interested in her answers.

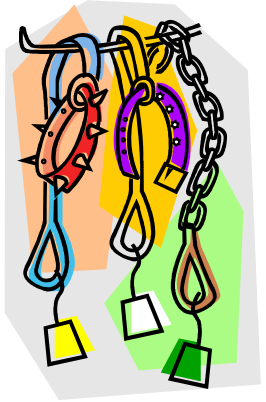
According to Dr. McConnell there are two schools of thought about whether your dog should wear a sturdy collar (no chains) and tags in the house and yard. What is best for your dog is based solely on personal preference.

You decide if your pet is either safer wearing a sturdy collar and tags all the time to cover the "what if" your pet slips out, digs under the fence, jumps the fence, or charges out the front door, etc., or if your dog is safer without a collar and tags which could snag on a fence or other obstacle and lead to injury or death.

Dr. McConnell's opinion is, "The best chance your dog has of finding his way home, if lost, is an easily visible, sturdy collar and tag with current information

on it. The risk of injury from a collar and tag is much less, even miniscule, compared to the risk of never finding home again."

Dr McConnell further states the key to finding your lost dog is to make it as easy as possible for the finder to contact you. "The more information you provide ensures that the finder makes contact with you on the first try. My three dogs wear collars and tags all the time. The tags are imprinted with multiple phone numbers and the brand name of the ID Chip implanted in the dog. The collar and tags are foremost and the ID Chip is a back-up."



Laura McConnell, DVM is located at Southridge Animal Hospital, 2346 S I-35 E., Suite 370, Denton, TX 76205, 940-891-0611, www.southridgeanimalhospital.com.



Responsible Pet Owners, please help keep our community green belt areas, pond area, play ground area, walking trails and private property free from pet defecation.

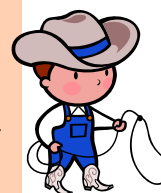
According to the City of Fort Worth Community Relations Department, a process is established; it allows residents to submit complaints about pet owners who do not pick up after their pets. Violators may face a fine of up to \$500.00. According to the city's ordinance, it is illegal for pet owners to allow their pets to defecate on public or private property. The following suggestions will help residents be responsible pet owners and avoid costly citations:

- Train pets to eliminate in a particular area of the pet owners property.
- Keep pets restrained. This means confining cats to an owner's property and restraining dogs behind a fenced barrier or on a leash while walking.
- Always carry a plastic bag or a scooper while walking pets to clean up animal waste.

Remember, pet owners have a legal responsibility to keep pets restrained and to clean up after their animals. For more information about animal laws in Fort Worth or to make a complaint regarding animal waste, contact the Animal Care and Control Division at 817.392.3737

UPDATE CONCERNING CITYPARC AT GOLDEN TRIANGLE AND NORTH

The project is currently on hold at the State level. If you would like more information, please visit our HOA Website regarding the 17.5 acres that is zoned for multi-family development (240 low income apartment units) at Golden Triangle and North Beach. If you would like to receive e-mails regarding this matter, please contact Jeff Poyner and Ben Collins (both Vista Meadow residents) at vistameadows@gmail.com



2006 KINDERGARTEN AND FIRST GRADE ROUDUP

Registration for kindergarten and first-grade students new to KISD is scheduled from 8:30 a.m. to 2 p.m. April 3-7 and from 5-7 p.m. on April 6. Call Bette Perot Elementary to schedule an appointment to register 817.744-4600.

For more information <http://www.kellerisd.net/kinderroundup06.pdf>



Please join us for a Spring Bazaar and Easter Egg Hunt on April 8th 1:00 – 3:00!

This is a great way to meet your neighbors, learn about our neighborhood, neighbors' businesses, and area businesses.

Some of the attractions include:

Arbonne Skin Care Products

Avon

Decorating ideas

o Signature Home Styles

o Southern Living Home

Home Design

Handmade Arts & Crafts

Landscaping Information: ideas and pest control from the

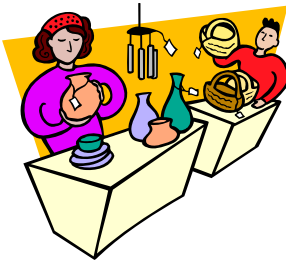
Landscape Committee

PartyLite Candles

Scrapbooking: Creative Memories

Silpada Jewelry

Wine Toppers



Easter Egg Hunt:

Please have your children bring an Easter basket to participate in the hunt for a variety of treats and prizes.

Pictures:

Bring your camera for another photo opportunity with the Easter Bunny!



Where? The Crawford Farms Swim Club Area



MANAGER'S CORNER

Since February 1st as your new Association Manager, I have become familiar with your community and visited with many members. I am very impressed with the Crawford Farms community, the amenities, common areas and residents who take tremendous pride in their property and particularly with the organization of the committees. I am looking forward to representing your community and carrying out my responsibilities as your association manager.

I encourage all members to feel free to contact me regarding any concerns or questions you may have. I believe in open and direct communication to achieve community harmony. If you wish for me to write anything in particular, regarding community concerns, always feel free to make suggestions. I hope you enjoy reading my articles, as I will try to address matters that are relative to your community environment. In future articles, I will keep you informed of the member's service activities, such as the status report of certain improvements, and results from committee action items (my "to do list") that maybe of interest to you.

Member's Service Activity:

The Association Manager received many telephone calls and emails regarding committee functions, modification request questions and other action items. Members reported several concerns or violations requiring action. A few matters of con-

cern are still being resolved.

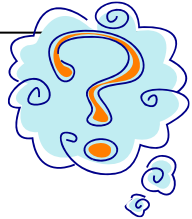
Recently, I met with the Pool Service vendor, to discuss the items needing attention in preparation of the pool opening scheduled during the weekend of May 13th. I will be meeting with the Pool Committee to assist in the organization of this year's committee functions and the preparation of a letter to all residents regarding the pool hours, rules and new code for the entrance gate. I will be meeting with all other committees in the very near future to discuss this year's objectives.

WELL SPRING IS HERE! The weeds cometh, the grass is beginning to grow, and the tree is just now starting to leaf, so you know what that means Must apply weed killers, tune the lawn mowers and spruce up the landscaping; OR, yes as always, then cometh the Association Manager.....

Scheduled Property Reviews:

The scheduled property reviews will focus on the landscaping of the flowerbeds, lawns maintenance, such as, regular lawn mowing & edging and weed control. Please consult a professional landscaper or landscape retailer for advice on grass planting and weed control. It is the responsibility of residents to maintain the lawn in an attractive manner. Preparation now during the early spring will ensure a great looking lawn this year.

Crawford Farms has experience tremendous growth with many new residents recently. The following is information that maybe helpful to our new members and perhaps a little reminder to the other members.



FREQUENTLY ASKED QUESTIONS

WHAT IS THE HOMEOWNERS ASSOCIATION PURPOSE AND RESPONSIBILITIES?

Purpose of the Association

- City usually requires HOA when the community owns common property and parks
- Protect/increase the community property values
- Create cohesive community **HOA responsibilities**
- Maintenance of common area and amenities
- Enforce the Covenants, Conditions and Restrictions (CCRs) a/k/a "deed restrictions"
- ACC (architectural control committee) a committee that evaluates any exterior improvements to your property maintaining Harmony and Integrity of the community.

WHAT IS THE MANAGEMENT COMPANY ROLE AND RESPONSIBILITIES?

Accounting department

- Process payables and receivables\Collections
- Prepare financial reports
- Attorney referral
- Tax filings

Administrative

- Realtor inquires
- Process closings/transfer of ownership
- Welcome packages
- Maintain database – names and addresses of owners, keeper of all records for the Association

- Homeowner communications, i. e newsletters, website, & meeting notices

Association Manager

- Agent for the Board of Directors
- On call 24/7 – Pool or irrigation emergency number 1-866-424-8072 ex 350
- Drive property to maintain compliance to deed restrictions
- Homeowners inquires
- Process ACC requests and present to ACC committee for disposition
- Acquire and monitor insurance
- Schedule, facilitate and attend meetings
- Assist committees in achieving its goals and objectives.

WHY AND WHEN DO I PAY HOMEOWNERS ASSESSMENTS?

The purchasing of your new home in Crawford Farms includes mandatory membership in the Crawford Farms Homeowners Association, Inc. a non-profit, Texas corporation. The annual assessments are due in January of each year that pays the operating cost of the association and the maintenance cost of the common areas including the amenity center and pool. The assessments also pay for the association general administrative costs including the management company as agent for the association enforcing the covenants, conditions and restrictions of the association. In addition, the assessments pay the liability and property insurance protecting the assets of the association.

WHAT ARE THE DEED RESTRICTIONS?

The Declaration of Covenants, Conditions and Restrictions (aka CCR or Deed Restrictions) are a legal contract between our neighbors and ourselves which "are for the purpose of establishing a general scheme for the development of the Property and for the purpose of enhancing and protecting the value, attractiveness and desirability of lots within the property" and "are binding on all parties having or acquiring any right, title, or interest in the property or any part thereof".

WHERE CAN I GET A COPY OF MY DEED RESTRICTIONS?

A copy of the Deed Restrictions for your property should have been provided during the closing process when you purchased your home. If not or if it has been misplaced, a copy can be obtained from your community's website, www.crawfordfarmshoa.com.

WHO OVERSEES HOMEOWNER COMPLIANCE WITH OUR DEED RESTRICTIONS?

The Board of Directors of the Association administrates and has the authority for the enforcement and compliance of the community Deed Restrictions. The Architectural Control Committee (ACC) along with each homeowner share responsibility for ensuring compliance. The ACC is a committee of those who volunteer their time to the purpose of ensuring the continuing quality of our neighborhood. The quality and value of the community is one of the main reasons that most of us bought our homes here. The purpose of the ACC is to help guide homeowners to stay within their deed restrictions when they want to make changes to the outward appearance of their home and/or property. The Board of Directors engages an Association Management firm to assist the Homeowner Association with the administration of the Association and provisions of the deed restrictions. The Association Manager is instrumental in providing expertise in the operation of the association and assistance to its members in maintaining compliance or implementing solutions.

HOW DO I KNOW IF I NEED ACC APPROVAL FOR MY PROJECT?

The simplest answer is to read your copy of the Deed Restrictions. However, for most of us, that is easier SAID than DONE. Our Deed Restrictions are full of legal wording with bits and pieces of important information scattered throughout. Occasionally, clarifications will be published in the Newsletter or you can call your Association Manager. Any change to the exterior of your house and/or land is probably subject to ACC review and approval prior to the change. One thing you never have to worry about is having your request rejected as unnecessary. If you take the time to prepare and submit a request, the ACC will take the time to review and respond to it. *REMEMBER*, if a member of the Association makes an improvement to the exterior of their property without obtaining the ACC approval, it constitutes a serious violation of the CCRs. The Board of Directors is required by the Association By-Laws and CCRs to enforce the remedy of the violation.

SOME LANDSCAPING AND HOME IMPROVEMENTS THAT NEED APPROVAL:

- Fence staining OR change in the fence size and location
- Planting trees in front or back yard.

- Additional flowerbeds
- Flowerbed and tree well landscape borders
- Lawn ornaments or lawn art
- Children play equipment or basketball goals
- Storage Sheds
- Patio Covers or increase size of concrete patio
- Room add on or enclosed sunroom
- Yard canvas shade covers
- Any exterior improvement that has public view
- Change exterior paint color and roof shingles color or design
- Swimming pools (no above ground pools are allowed)

HOW OFTEN DOES THE ACC MEET?

The ACC will meet to review property modification request in accordance with the requirements set forth within the deed restrictions, or the ACC may meet more often to accommodate the needs of its members.

WHAT HAPPENS AT THE MEETINGS?

A typical meeting will cover all requests that were received through Premier Communities Management Company since the previous meeting. Each request is reviewed and discussed, deed restrictions are researched if necessary, and a vote is taken and recorded. The Association Manager will send a letter to the homeowner containing the disposition of their request. It will contain one of five possible dispositions with the reason(s) stated: approved, approved with conditions, disapproved, disapproved for additional details, or disapproved for research/inspection. All ACC requests and the dispositions are maintained in permanent records of the Association related to your property.

HOW DOES A HOMEOWNER MAKE A REQUEST TO THE ACC?

All requests must be submitted on a Property Modification Approval Request Form to the Association Manager at Premier Communities Management Company. A copy of the Property Modification Approval Request Form is available through newsletters or requesting a copy by calling or emailing the Association Manager. Please complete the form in its entirety as it applies to your improvement project; and remember that there is no such thing as too much information. The more information included, the more likely your project can be approved in a timely manner. The form can be found on the www.crawfordfarmshoa.com website.

HOW DO I KNOW IF I ALSO NEED A PERMIT FROM THE CITY OF FORT WORTH?

Common residential improvements requiring a permit include, but are not limited to, swimming pools, sprinkler systems, dog houses, storage buildings, detached garages, sunrooms, gazebos, patio covers (whether open or solid), pergolas, awnings, flag poles, replacement windows, solar screens, sun tunnels, skylights, retaining walls more than 4 feet above actual base (engineering study also required), decks more than 6 inches above the ground, and fences more than 6 feet tall (special restrictions may apply to corner lots). To receive more specific information on requirements for your project, call the Development Department, Building Plan Review, 817-392-8115. To determine permit cost, call the Permits Clerk at 817-392-7851.



Crawford Farms Homeowners Association, Inc.
c/o Premier Communities Management Company
2711 N. Haskell, Suite 2650
Dallas, TX 75204

NEWSLETTER CORRECTION!

Schroeder Memorial Fund:

We regret to inform you that the Memorial fund information previously provided was incorrect. The correct bank through which you can provide a donation to the Schroeder Family Memorial Fund is:

US Bank

9303 South Broadway,
Highlands Ranch, CO 80129
Call 303- 585-8585 or
1-800-US-BANK
for more information.

Continued from page 6

WHAT IS THE ROLE OF COMMITTEES?

The committees are the foundation to the community and provide strong support to the board. The committees serve to the pleasure of the Board of Directors in representing the member's needs. The committee members meet regularly to discuss matters of interest and participating in the following; (1) be active in the community's area development, (2) organize social events, (3) instrumental in steering public interest in security and safety, (4) recognizing members landscaping, (5) assisting the association manager in review of the community's landscaping and (6) provide amenity / pool security and compliance to the rules. During the regular scheduled meetings during the year, the committees will discuss their objectives and results. The Chairpersons meet quarterly and report on each committee activities. A committee interest form is in the newsletter and I encourage you to fill out a form and return to me.

HOW CAN I REPORT IRRIGATION OR LANDSCAPING PROBLEM IN THE COMMUNITY'S AREA?

Call Premier's emergency number 1-866-424-8072 ex. 350. Remember to leave your name, return telephone number, type of problem and location, and time. You will receive a return call confirming the reported emergency.

WHAT DO I NEED TO DO WHEN I DECIDE TO SELL MY HOME?

Remember, you must order the resale certificate when you are selling your home. To order a Resale Certificate, please call toll-free number 1- 866-424-8072, ext. 221 for Traci Rothermund. Alternatively, you may call me for assistance.

HOW CAN I GET IN TOUCH WITH PREMIER COMMUNITIES MANAGEMENT COMPANY OR THE ASSOCIATION MANAGER?

Premier Communities Management Company
Charles Wray, Association Manager charles.wray@premiercommunities.net
3201 N E Loop 820 Suite 280 Telephone: (682) 286-1445
Fort Worth, Texas 76137 Fax (682) 286-1442

**Thanks to all Members of the Association for their continuous support of the Association,
keeping Crawford Farms a great community in which to live.
As a team working together, we will maintain the values and integrity of the community.**

Premier Communities Management Co.
Charles Wray, Association Manager