

December 2010



CRAWFORD FARMS



A PUBLICATION OF THE CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC.

A Word from Your Association Manager

Happy Holiday Greetings Everyone!!

The community is looking great and I love seeing all the Holiday decorations. As a reminder, if you put up exterior decorations, please have them removed by the 25th of January. As always, I am your direct contact for any issues at Crawford Farms so please never hesitate to contact me. Communication is key and feedback is best way to help us meet all your needs.

Until next time.....

Meka Bowling
Senior Association Manager
manager@crawfordfarmshoa.com



Introducing Your New Assistant Manager

Hello! My name is Tera and I am very excited to be working with the Crawford Farms community. A little about myself, I have a Bachelors degree from TCU in Business Management and worked in Property Management 12 years ago but took a break to become an Army wife. I am married to Zach and live in Saginaw with my 2 daughters, Erin who is 14 and Piper who is 13 along with our 3 dogs. I look forward to working with Meka in improving and enhancing Premier's customer service to all residents of Crawford Farms and am here to assist in any way I can!

Tera Bellemare
Assistant Association Manager
tera.bellemare@premiercommunities.net



ANNUAL MEETING REMINDER

The Annual Homeowners Association Meeting will be held Monday, January 24th at Heritage Church of Christ. Sign in will begin at 6:30 pm and the meeting will start promptly at 7:00 pm. You should have received the meeting notice and proxy in the mail and they are also uploaded on PremierConnect™ and the community website at www.crawfordfarmshoa.com. We will also be sending out email reminders so make sure you are registered for Premier Connect and are on our email distribution list. If not, please email your name and address to manager@crawfordfarmshoa.com and we will send you the simple log in instructions and add you to the email list.

It's that time of year...

All annual statements for the 2011 dues have been mailed out. If you have not received yours, please call Customer Service at 877-378-2388. Please remember to mail your payments to:

Crawford Farms, Inc.
C/O Premier Communities
P.O. Box 3170
Houston, TX 77253

All payments are due by January 1st, 2011.

Premier Communities Management wants to take this time to wish each of you a safe and wonderful holiday. May this be a time to gather with your family and friends and spend quality time together. The Bluffs is a wonderful neighborhood and it is great to see people so involved in their community. Here's looking forward to a great 2011!



Violation Corner???

Below is a summary of violation notices mailed out from August 1st – December 1st . We are in your community weekly driving for violations but unfortunately the violation process can sometimes be a timely one and it can take from 45- 60 days for legal action to be taken to cure violations.

| Violation Categories / Sub-Categories | Count |
|--|--------------|
| ACC MOD - Addition | 1 |
| ACC MOD - Fencing | 1 |
| BasketBall - Store In Approved Area | 1 |
| Driveway - Remove misc. items | 3 |
| Fence - Repair | 2 |
| Landscaping - Missing Front Yard Tree | 5 |
| Landscaping - Mow | 6 |
| Landscaping - Remove Grass/Weeds in Flowerbeds | 12 |
| Landscaping - Replace Tree | 6 |
| Landscaping - Trim Shrubs | 2 |
| Landscaping - Trim Trees | 1 |
| Other - For-Rent Sign | 4 |
| Trash Receptacle/Recycle Bin - Store Out Of View | 11 |
| Vehicles - Recreation Vehicle | 1 |
| Vehicles - Remove disabled vehicle | 2 |
| Vehicles - Remove Trailer | 2 |
| Total: | 60 |

As you can see, landscaping violations are the most common. In addition to mowing your yard, please remember that your landscaping responsibilities also include edging, removing weeds from flower beds and tree wells, trimming trees, trimming shrubs, and replacing any and all dead landscaping. Any dead trees or landscaping needs to be removed and replaced as soon as possible. It takes all homeowners working together to maintain the community appearance we all strive for. Please also keep in mind that it cost the association for every violation letter that is mailed so you can also help the community save more money but making sure you are always in compliance.

Santa Visit & Toy Drive

Michele Stogsdill – Social Committee Chairman

This years Santa visit and Toy Drive was a HUGE success! Our "Real" Santa was great and made sure to tell the kids to "Be Good" before he passed out Candy Canes to everyone that visited him! Dancer, the Live Reindeer, was very sweet and well behaved and some kids even got to pet him. Reindeer are a lot softer than I realized. The Giant White Carriage driven by 2 gorgeous White Draft Horses was also a big hit and both Kids and Adults enjoyed riding around the pool area. The horse's sparkly toenails and Jingle Bells on their collars were the perfect touch to the Holiday Spirit. Thank you to all the residents that brought gifts for the Toy Drive. All toys will go to Community Storehouse here in Keller for local kids in need that wouldn't have a Christmas if not for us. The Wii game was won by the Jetton family and we hope they enjoy many hours of fun with it. Each year we are adding more decorations to our tree and we added 2 cute Gingerbread kids along side of our big Candy Canes. Our special "Christmas Tree" the landscape committee has planted keeps growing and growing. Many thanks to the Landscape Committee for all the beautiful lights that added ambiance to our Santa visit. Also many thanks to our volunteers, without YOU this would not have happened! You deserve a big round of applause and tons of hugs! I cannot stress enough what it means to me and the entire community for your time and effort. I hope all the residents enjoyed our event and look forward to seeing everyone at the next one!





HAPPY HOUR 5pm - 7pm Daily

SUNDAY BRUNCH 10am - 2pm

Hours of Operation:

Tuesday - Thursday 5pm - 10pm

Friday - Saturday 5pm - Midnight

Sunday 10am - 2pm Brunch

CITY HALL RESTAURANT

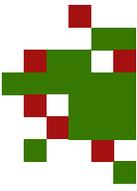
201 Town Center Lane - Suite 1101 - Keller 76248 - In Keller Town Center at Hwy 1709

www.cityhallarthouse.com - 817-741-2433



Bring in this ad to receive a FREE Spinach & Artichoke Dip or Creamy Maytag Blue Cheese Potato Chips

Winners of the Halloween Decorating Contest:



Congratulations to the following homeowners for their participation in the Halloween Decorating Contest this year!

Spooktacular #1 Douglas and June Gamboa 10109 Crawford Farms Drive:
Spooktacular #2 John Alusick 10724 Traymore
Best Children's Theme Juliette and Norberto Meneses 10124 Renwick Cove

Ten Commandments of Human Relations

- Speak to People. There is nothing so nice as a cheerful word of greeting.
- Smile at People. It takes 72 muscles to frown, only 14 to smile.
- Call People by name. The sweetest music to anyone's ears is the sound of his own name.
- Be Friendly and helpful. If you would have friends, be a friend.
- Be Cordial. Speak and act as if everything you do is a genuine pleasure.
- Be Genuinely interested in people. You can like almost everybody if you try.
- Be Generous with praise – cautious with criticism.
- Be Considerate with the feelings of others. There are usually three sides to a controversy; Yours, the other fellow's, and the right side.
- Be Alert to give service. What counts most in life is what we do for others.
- Add to this a good sense of humor, a big dose of patience and a dash of humility and you will be rewarded many-fold.

Holiday Giving

Help keep the homeless warm this season by donating to Phillip's Wish Organization. You can drop blankets, coats, mittens, scarves, and hats at the following nearby locations.

Tom Thumb Grocery Stores
All Tom Thumb Grocery Stores in Tarrant and Denton County.

Wells Fargo Bank
910 Keller Pkwy
Keller, TX 76248

Manny G's
444 Keller Parkway
Keller TX 76248

Keller Fire Department Administration
110 West Vine Street
Keller TX 76248

Keller Fire Station # 2
737 Keller Smith Road
North Keller 76248

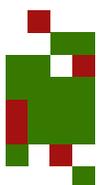
Keller Fire station # 3
1500 Rufe Snow Drive
Keller TX 76248

Keller Fire Station # 4
455 Keller Smithville South
Keller TX 76248

Enjoy the Holidays!



40 - "The King will reply, 'I tell you the truth, whatever you did for one of the least of these brothers of mine, you did for me.'"



Advertise to
Your Neighbors

Advertising will be published in the next available quarterly newsletter ONLY after Premier Communities has received the advertising form with the payment and a copy of the advertisement. For more information or to obtain a form, please contact Gracette Rivera at gracette.rivera@premiercommunities.net.

CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC.
C/O PREMIER COMMUNITIES MANAGEMENT COMPANY
3102 OAK LAWN AVE, STE 202
DALLAS, TX 75219



WWW.PREMIERCOMMUNITIES.NET
TELEPHONE: (214) 871-9700
FAX: (214) 889-9980

Senior Association Manager-

Meka Bowling

(877) 378-2388

meka.bowling@premiercommunities.net

Accounting / Billing questions-

(877) 378-2388

accountservices@premiercommunities.net

Amenities/Reservations Questions-

reservations@premiercommunities.net

Resale & Refinance Certificates-

(888) 679-2500

www.premiercommunities.net/resale.html

After hours Property Emergency number-

(214) 871-9700 ext. 350

www.crawfordfarmshoa.com

A Year at a Glance



This past year had many changes for the Social Committee. Our other Committee Chairman, Carrie Carson, had to step down, but the show must go on, but she is sorely missed. We had a GREAT time at our Annual Easter Egg Hunt and the Easter Bunny enjoyed hopping around visiting all the kids. We tried something new this year with our "Dive in Movie", which appeared to be a great success. Our first movie was "A Night at the Museum". This is something we will definitely be doing again. Unfortunately our Fall Festival had to be cancelled because of rain. We just could not chance it with all the tornado alerts etc. in the area. That was a great disappointment to us all and we were unable to reschedule because the clowns, trains, bounce houses etc. are things that need to be booked months in advance. We are very thankful that this was the first and hopefully the last event that was ever cancelled due to weather. The Social Committee is also responsible for

planning the subdivision Spring and Fall Garage Sales, sounds simple but this is a hard event to coordinate, it doesn't always agree with everyone's schedule, but I know I did very well at the Fall Garage Sale, it was quite overwhelming to have 100's of people take away my treasures. You might say it was INSANE! We are always in need of more volunteers. We have a lot of fun planning and doing the events. If you would like to become part of our team, please contact us at social@crawfordfarms.com. We would LOVE to have you. Also don't forget we are on Facebook under Groups at Crawford Farms. Keep updated on events and lost pets and many other things on our Facebook page. Enjoy the photos of the past years events.



The World's Most Powerful Property Management System

PremierConnect™
Exclusively Offered Through Premier Communities

There are currently only 461 homeowners who have registered for the Premier Connect website for Crawford Farms. The problem is... we have 1072 homes in our community!!! You will also automatically be added to our email distribution list that is used for community announcements and event reminders. We will be sending out reminders about social events, community happenings, and upcoming meetings. To get registered, all you need to do is send an email with your address to tera.bellemare@premiercommunities.net and we will get you set up and send you the very simple log in instructions. Don't wait.... Sign up today!!!