



CRAWFORD FARMS

A PUBLICATION OF THE CRAWFORD FARMS HOMEOWNERS ASSOCIATION, INC.

FALL 2014



Street Parking

Does this look familiar on your street? With more and more cars being parked on the street, the streets are beginning to resemble a parking lot instead of the *homeowner* community that you chose to call home.

Please have respect for the appearance of your home, as well as your neighbors, and park in your garage or driveway. ■



MANAGER'S BLOCK



Meet Chelsea Faxon

FirstService Residential is excited to announce your new property manager for Crawford Farms, Chelsea Faxon.

Chelsea has been in the homeowners association management industry for approximately 2 ½ years with associations like Crawford Farms.

Chelsea wanted to share a few words with the community: "I truly enjoy working with homeowners associations. I take great pride in getting to know the homeowners and the community, as well as making sure that you, the homeowner, can take pride in your neighborhood. I hope to exceed all your expectations."

Please do not hesitate to give Chelsea a call for any questions or concerns you may have. ■

— Chelsea Faxon

chelsea.faxon@fsresidential.com

817-380-7008

Want to know what is happening in Crawford Farms? Take a look at your community website, crawfordfarmshoa.com. It's a great resource for homeowners to find out information on their community.

Pedestrian Safety

— Courtesy of <http://www.safekids.org/walkingsafelytips>

Whether your kids are walking to school, the park or a friend's house, here are a few simple tips to make sure they get there safely.



Teach kids to look left, right and left again when crossing the street.

The Hard Facts

Unintentional pedestrian injuries are the fifth leading cause of injury-related death in the United States for children ages 5 to 19. Teenagers are now at greatest risk. Teens have a death rate twice that of younger children and account for half of all child pedestrian deaths.

Top Tips

Talk to your kids about how to be safe while walking. It's always best to walk on sidewalks or paths and cross at street corners, using traffic signals and crosswalks. Teach kids at an early age to put

down their devices and then look left, right and left again when crossing the street.

Children under 10 should cross the street with an adult. Every child is different, but developmentally, it can be hard for kids to judge speed and distance of cars until age 10.

Remind kids to make eye contact with drivers before crossing the street and to watch out for cars that are turning or backing up.

When driving, be especially alert in residential neighborhoods and school zones and be on the lookout for bikers, walkers, or runners who may be distracted or may step into the street unexpectedly. ■

COVENANTS CORNER

GETTING TO KNOW YOUR CC&R'S

A covenant, in its most general and historical sense, is a solemn promise to engage in or refrain from a specified action. Under historical English common law a covenant was distinguished from an ordinary contract by the presence of a seal.

Because the presence of a seal indicated an unusual solemnity in the promises made in a covenant, the common law would enforce a covenant even in the absence of consideration. In United States contract law, an implied covenant of good faith is presumed restrictive covenants. ■

Water Watch Stage 1 Restrictions (now permanent)

Fort Worth initiated Stage 1 of its Drought Contingency Plan on Monday, June 3, 2013. In Stage 1, landscape watering is limited to the above twice per week schedule.

Year-round requirements remain in effect.

- Watering with a soaker hose, drip irrigation or by hand-held hose is allowed at any time.
- No watering with irrigation systems or sprinklers between 10 a.m. - 6 p.m.;
- No watering hard surfaces;
- No watering during precipitation; and
- No water waste through runoff, missing, misaligned or broken sprinkler heads.

Exceptions to the Restrictions:

- Water may not run off a lawn of yard more than 50 feet. Supervised testing, repair or maintenance of an irrigation system is an exception.
- Foundations may be watered up to two hours on any day using a handheld hose,

soaker hose or drip irrigation system placed within 24-inches of the foundation, that does not produce a spray of water above the ground.

- Establishing new turf is discouraged. If hydromulch, grass sod, or grass seed has been installed, a variance is required.
- All users are encouraged to reduce the frequency of draining and refilling swimming pools.
- All users are encouraged to use native and adapted drought tolerant plants in landscaping.
- Washing of any motorized vehicle (including a motorbike, boat, trailer, airplane, etc.) is limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or service station.
- Discourage hosing of paved areas

KNOW YOUR WATERING SCHEDULE

MONDAY

No watering with sprinklers or irrigation systems

TUESDAY & FRIDAY

Non-residential sites (apartments, businesses, parks, common areas)

WEDNESDAY & SATURDAY

Residential addresses ending in 0, 2, 4, 6, 8

THURSDAY & SUNDAY

Residential addresses ending in 1, 3, 5, 7, 9



(sidewalks, driveways, parking lots, tennis courts, patios or other impervious surfaces), except to alleviate an immediate health or safety hazard. No hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting.

Violations will receive an initial warning. Repeat offenses will be subject to an irrigation system lock-out which carries an administrative fee. Subsequent offenses may be issued a citation, with a fine of up to \$2,000 per day. Each day is considered a separate violation.

For questions, contact the City of Fort Worth at 817.392.4477. ■

Upcoming Neighborhood Events

Mark your calendars for our fall events!
More details to come as we finalize.

Halloween Hay Ride

October 31st from 5:30-8:30 p.m.

Holiday Event w/ Santa, Reindeer, & Sleigh

December 14th

We need volunteers for Hot Chocolate and Cookies and Decorating the Tree beforehand! We will sign paperwork for any Student Volunteers who need community service hours! Please email us at social@crawfordfarmshoa.com to sign-up!

Friendly Pet Reminders

Pet ownership can be a pleasure but they are often a common cause for complaints. Dogs are always welcomed in Lowe's Farm but what is not welcomed by the neighbors (*and is the number 1 complaint reported*) is when a dog is allowed to roam freely through other yards and common areas, or leaving their "calling cards" for someone else to pick up (*instead of the dog's owner*) or barking morning, noon or night while others (*including babies*) are trying to sleep.

Have your dog and enjoy your dog... but always be mindful of the dog's behavior. For harmony, take steps to control wandering pets and /or excessive barking.

The City has ordinances pertaining to animals. In regards to dogs; they are not allowed at

large (i.e. not completely confined by a building, wall or fence of sufficient strength, except when such animal is either on a leash or held in the hands of the owner); they are not allowed to cause frequent or long-continued noise that disturbs the comfort and repose of any person of ordinary sensibilities in the immediate vicinity.

If you spot a dog wandering loose (*it could be from another area, no way of knowing*) or if the barking goes on and on for long periods feel free to call Animal Control. ■




We're Searching for Volunteers

We have established some committees in CRAWFORD FARMS, but we are still in need of many volunteers. Help shape the future of YOUR neighborhood. You choose how much time you can contribute — if you're only able to volunteer a few hours, we will gladly accept your participation.

Reasons to volunteer

- You have a vested interest in your investment. By becoming involved in your community association, you can take an active role in maintaining property values and ensuring your community's quality of living.
- Continue your education. As human beings, we never stop learning. Going behind the scenes to see how things operate is one of the greatest educational experiences available.
- Express your creativity. Our individuality is what makes the world go 'round, as they say. Even when serving your community, you can find ways to express yourself.
- Serving allows you to get out and socialize and network with your neighbors. It can even be fun!
- Like to solve problems? Isn't it better to help your leaders than to complain or criticize?

How do I sign up?

To sign up, email Chelsea Faxon at chelsea.faxon@fsresidential.com

Want to know what is going on in your Association?

Join us at the Board of Directors meetings. This is a great chance to watch the business of the association happen. Meetings are generally held the third

Tuesday of every other month. Our next meeting is scheduled for Tues., Sept. 23rd. Watch your email for an official email notification. ■

CRAWFORD FARMS HOA, INC.
c/o FIRSTSERVICE RESIDENTIAL
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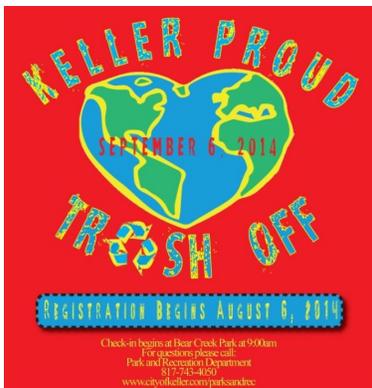
Association Manager
CHELSEA FAXON
817.380.7008
CHELSEA.FAXON@FSRESIDENTIAL.COM

Accounting/Billing Questions
877.378.2388
ACCOUNTSERVICES.TX@FSRESIDENTIAL.COM

Resale & Refinance Certificates
888.679.2500
WWW.FSRESIDENTIAL.COM/RESALE.HTML

After Hours Property Emergency Number
877.378.2388

NEWS & EVENTS in and around KELLER, TEXAS



Keller Trash Bash

Sat., Sept. 6th
9-11 a.m.
Lunch Served at 11 a.m.
Bear Creek Park Pavilion
400 Bear Creek Park
Check in is at 9 a.m. —
Cost is FREE
Pre-registration
recommended
For more information or to
register, go to: <http://www.cityofkeller.com/index.aspx?page=1438>



4th Annual Rock the Park

Sat., Sept. 27th
10 a.m. — 10 p.m.
Bear Creek Park
400 Bear Creek Park

Featuring:

- KIDS TRIATHALON
- SAND VOLLEYBALL TOURNAMENT
- FOOD TRUCKS
- FIREWORKS
- LIVE ENTERTAINMENT
- VENDORS
- FAMILY FRIENDLY ACTIVITIES

