

SUMMER NEWSLETTER

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What's Trending

It's the time of year for improvements and updates and getting out and about. Everyone is looking for recommendations on where to eat, who to hire, and even babysitters. Thanks to your neighbor, Shawna Reid you can access all this information with one list. She created a file on the Crawford Farms Facebook page that is full of vendors that are referred by your neighbors. It is a great resource to our community! To access this page on your PC just click "Files" in the list located to the left of the page. You can also search by keyword using the "search this group" box also located on the right. If you are on your mobile device using the Facebook App you will see the menu items just below the cover photo and member images. You may have to scroll to the left to get to the "Files" icon then click to view all files. I hope this helps make your Spring and Summer projects and outings a bit easier. Also, if you are looking to make improvements to the exterior of your home don't forget to submit an ACC request. The document can be found on the website homepage at www.crawfordfarmshoa.com.

2019 EVENTS

SAVE THE DATE

JANUARY 26 - SNOWBALL FIGHT
FEBRUARY 23 - BLOOD DRIVE
MARCH 23 - DADDY DAUGHTER DANCE
APRIL 13 - EASTER EGG HUNT
MAY 4 - POOL PARTY
JUNE 15 - CONCERT IN THE PARK
JUNE 30 - 4TH OF JULY PARADE
AUGUST 10 - DIVE IN MOVIE
OCTOBER 5 - SAFETY FAIR
OCTOBER 31 - TRUNK OR TREAT
NOVEMBER 16 - CHILI COOK-OFF
DECEMBER 14 - HOLIDAY IN THE PARK

Increasing Patrols = A Safer Crawford Farms

It's no secret there has been a few incidents of vandalism, speeding, and trespassing in the last year. No one is happy about it nor is it welcome in our beloved neighborhood. The board and management have been working with the Fort Worth PD and our neighborhood police officer to get insight on how to decrease these occurrences, but it has involved a little bit of trial and error. The HOA Board of Directors and our community management at First Service Residential need your help. The best way to increase patrols is to report all incidences of crime, big or small. For all non-emergency type offences please call the Fort Worth non-emergency line at 817-392-4222 and to ALSO call our Neighborhood Police Officer, Billy Ward, at 817-994-3428. It is also recommended that you email our NPO with any report, whether you spoke with him or not on the phone, at billy.ward@fortworthtexas.gov and please note whether or not he or another officer followed up on the report and the incident.

When you see any incident that you feel is in need of police, fire, or ambulance always call 911. NPO Scott Cryer made a statement in 2016 saying, "A lot of folks

are afraid to call 911 for stuff that is very 911 worthy". He also added, "Look at it this way. If you need police, fire, or ambulance dispatched for any level of reason, then it is 911 worthy. 911 was developed so you wouldn't have to remember the phone number to each police, fire, or EMT dispatch. If you call either 911 or the non-emergency number, you get the same call-taker. They then determine who can help you best." So, trust your instincts and don't feel like you are bothering the police with inconsequential reports.

Finally, please report what you see to our Property Manager with FirstService Residential with a quick email. She has been communicating with our NPO to help keep an eye on our neighborhood and implement safety measures. Her name is Brandy Adams and she can be reached at brandy.adams@fsresidential.com or by phone at (817) 984-4836. If you have a love of safety you can also join the Crawford Farms Safety Committee. The current chairperson is Ace Gere and would love to develop a larger committee. You can request to join the Safety Committee by emailing the board at board@crawfordfarmshoa.com



Resident Star By Connie Chatelain

Due to my love of sweets I am so excited to tell you all about a lovely woman that has been supplying us with beautiful and creative cakes and cupcakes all over the neighborhood. Leslie Eaton with Eaton Cakes has been really busy with all the referrals from her neighbors who need custom baked goods and does not disappoint. Whether you are looking for a certain theme, character, or something just truly wonderful and decadent, Leslie has got it covered.

Leslie has been in Crawford Farms since 2006 and baking cakes since 2009. She is self-taught and baking was actually not her first career. She was an anesthesia tech in surgery at Harris Hospital in Fort Worth. It was 10 years ago she decided to change career paths because her son was diagnosed at age 2 with Autism. Baking cakes allowed her to stay at home with him for therapy and treatments and still supplement income to help out with bills. Her dedication to her son didn't allow for spending long hours at the hospital anymore. She had previously showcased her natural talent for cake decorating while still working at the hospital and would make cakes for the doctors for fun. Finally, her best friend decided to build a website to feature her masterpieces. That is why we all now enjoy Eaton Cakes! She is able to create virtually any theme and can also provide gluten free and casein free cakes and frosting.

You can view Leslie's Facebook page for Eaton Cakes to view her work and she takes orders via email at eatoncakes@gmail.com. She also has a website at eatoncakes.com, but admits most info can be found on her personal and business Facebook Page. Of course, you can search the word "cake" on the community Facebook Page and her name will always show up in the comments. Keep it up Leslie! Crawford Farms appreciates your work and thanks you for being a super sweet part of our neighborhood!



Creating an Eco-Friendly Garden and Landscape

Let me begin by saying “I am not a tree hugger.” I have been involved with landscaping in one way or another for over 50 years since I started mowing neighbor’s yards when I was twelve until now as a landscape coach/consultant many years later. I have seen many gardening trends from trying to eliminate all bugs in the garden to full blown organic gardening. Eco-friendly gardening is a sensible approach of encouraging sustainable gardening practices that encourages healthy plant growth with minimal insecticides and less chemical fertilizers.

Eco-friendly gardening strives to:

1. Eliminate wasting water. Not all plants need the same amount of water. Turf grasses that we use for our lawns take far more water than most trees and shrubs. Thanks to the use of automatic sprinkler systems, we can control the amount of water we put on our lawns. Most sprinkler systems can be set to run on the days that local municipalities allow for watering. You can also set the number of minutes each station runs. Lawns do better with shorter run times than you might suspect. Try running your system for ten minutes on each station about four o’clock in the morning. Once all the stations run, set the system to run again for ten minutes on each station. More water will soak into the ground and your lawn will get more water than running your system for 30 to 45 minutes at a time, reducing water usage, saving you money, and reducing runoff.

2. Protect watersheds from runoff. The less water that runs into our streets and storm sewers, the less water runs into our

watershed. More pollutants enter our waterways from our homes than you might think. Fertilizers that aren’t absorbed by our lawns wash into the waterways. Chemicals we use such as weed killers, insecticides and cleansers that are not used properly wash into our watersheds. How much pollution do you think a city of 100,000 or more ends up in storm water overflow?

3. Healthy plants are not chemically dependent. All plants have certain needs in order to thrive. Some plants need more sun than others and some need more shade. Some need more iron and others more phosphate. Plants planted where they will perform well don’t need chemicals to thrive. If you are constantly having to treat a plant to get it to grow, you probably have it planted in the wrong place.

4. If you resort to chemicals, use them responsibly. Enough said.

5. Compost and recycle to reduce waste. Cities everywhere are starting to offer recycling on a regular basis. Many have begun composting programs where their citizens can get compost in bulk. But every household can reduce their waste by making a compost pile and recycling their vegetable scraps, egg shells, coffee grounds and tea bag with their yard clippings, junk mail and Amazon boxes. Every bit of compost you make will improve your soil and your plants’ health, and reduce waste in our landfills.

6. Landscape to protect biodiversity and Eco-friendly systems. The United Nations just released a report stating one million

plant and animal species are on the verge of extinction. Whether you believe it or not, we can see the changes in our own communities as new neighborhoods and businesses continue to grow. We as individuals can’t change the world, but we can affect our own neighborhoods, communities, and cities by encouraging biodiversity and eco-friendly systems.

7. Garden to protect air quality and reduce energy. Plant a tree. It doesn’t have to be in your own garden. Many community HOAs require a certain number of trees in the front yard. It looks great and helps the environment until the trees get so big they shade the yard so the grass won’t grow. Support reforestation projects to replace harvested trees elsewhere. Trees do more to produce oxygen and reduce energy consumption than any other plant in the garden. You might also consider reducing the size of your lawn. Lawn maintenance is a thriving business because we don’t have the time, energy or even the desire to do it ourselves. Reduce the size of your lawn and reduce your carbon footprint.

The Landscape Committee at Crawford Farms is looking for two new committee members. If you would like to be on the committee for Crawford Farms please apply at landscape@crawfordfarmshoa.com.

Don’t be afraid to play in the dirt,
Stephen Shelton



Amenity Access Cards

Pool season is here!! Make sure you have your amenity pass. The first amenity access card is issued to the home free of charge and every subsequent card is \$20. If you are new to the community and need an initial access card, please fill out the form below. Once filled out, please allow 5-7 business days for the card to be allocated to your address and mailed to your home. If you need to pay for a replacement card or an additional card, please call 817-984-4836 to pay over the phone. This form will also be available on www.crawfordfarmshoa.com as well as our resident portal, <https://crawfordfarms.connectresident.com>.

If you are experiencing issues with your access card, the quickest, most efficient way to resolve the issue is to email Brandy Adams at manager@crawfordfarmshoa.com with your card number. Contacting our Lifestyle Coordinator or Directors through Facebook will take much longer to resolve issues. Please email Brandy directly to resolve access issues.



Ten Reasons to Volunteer for the Association

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done - we'll train you.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

Love to garden?

Landscape@crawfordfarmshoa.com

Want to help Crawford Farms be a safer community?

Safety@crawfordfarmshoa.com

Write for the community newsletter?

Communications@crawfordfarmshoa.com

Want to help Melissa with events?

Social@crawfordfarmshoa.com

Connect Resident

Have you registered for our Connect Resident Portal?

To access your community's information, simply register at <https://crawfordfarms.connectresident.com> and click on Resident Access in the top-right corner. You'll need to do this even if you are already registered on your old community website. We have posted two brief instructional videos here for your information: www.fsresidential.com/connect/learning-center

We've also included a list of Frequently Asked Questions below to answer any questions you may have.

For the best experience with your new community resident portal, we suggest that you access it using one of the following browsers:

Google Chrome
Firefox
Safari

If you have not registered already, please register today to start taking advantage of all that FirstService Residential Connect has to offer.

Please contact our Customer Care Center at 1-877-378-2388 for assistance 24/7/365!

[Connect Registration Guide](#)



Notes On Foreclosure

Countless Americans face foreclosure when their lending institutions are unable to collect mortgage payments. In an ideal world, no one would ever face foreclosure - for any reason. Banks and other lenders foreclose on homes when owners default on their loans. Although relatively rare, association-initiated foreclosures are occasionally required to recover delinquent assessments. It's important to remember that homeowners choose where to live, and by choosing to live in a community like ours, they accept a legal responsibility to abide by established policies and meet their financial obligations to the association and their neighbors.

Association Budgets

Associations rely largely - many exclusively - on homeowner assessments to pay their bills, which can include landscaping, garbage pickup, pools, street lighting and insurance. For condominiums and cooperatives, these costs include building maintenance, utilities and amenities enjoyed by all residents.

You trust our board to develop realistic annual budgets. We base our assumptions on careful cost projections and anticipated income primarily from assessments. Our budgetary obligations do not change when some owners don't pay their fair share. Common grounds still must be maintained. Utilities and insurance premiums must be paid.

Liens and Foreclosures

When an owner fails to respond to repeated attempts to collect the debt, the association can be left with little choice but to place a lien on the property. The magnitude of this decision requires an approach that is fair, reasonable, and consistent as well as one that complies with applicable laws, practices and procedures set forth in the governing documents that guide our decision-making.

We believe homeowners facing foreclosure deserve a reasonable opportunity to appeal to the leaders of the association. Knowing that people occasionally face financial hardship - a lost job, for instance - we will try to work with homeowners to bring their accounts up to date.

Nobody wants to foreclose on a home - not a mortgage banker and certainly not our association. However, the threat of foreclosure is often the only tangible leverage an association has to ensure fairness and shared responsibility. Without this option, many residents would simply choose to default on their obligation to their association and neighbors.

Placing a lien on property, with the ability to foreclose, is typically enough to get delinquent residents to meet their financial obligations to the community - without removing the owner from his or her home. When that fails, associations turn to the final - and unfortunate - option of foreclosure.

We want you to know that we understand the magnitude of this decision and why it may occasionally be necessary. Associations in Texas are the second-lien holder. This means that even if the association moves to foreclose, the mortgage company or first-lien holder can foreclose before we do and wipe our claim. This is why we budget annually for doubtful accounts. This ensures that we project enough allowance in the budget, so these accounts do not hurt our financial standing.

Often during this process, we see that the homeowner not paying assessments is also not maintaining the property for various reasons. We enforce the compliance process

Above all else, association leaders are responsible for sustaining the financial viability and stability of the association. As noted earlier, our budgetary obligations do not change when assessments aren't paid. Services residents expect must be provided; the community must be maintained; bills must be paid; and our investments and property values must be protected.

Grilled Pineapple Teriyaki Chicken



Prep: 10 min. Cook: 15 min. Serves: 4

INGREDIENTS:

- 4 boneless skinless chicken breasts
- ½ cup brown sugar
- ½ cup soy sauce
- ¼ cup pineapple juice
- 2 garlic cloves, minced
- ¼ tsp pepper
- ½ tsp salt
- 1 Tbsp cornstarch
- 1 Tbsp water
- Garnish with green onions and sesame seeds

PREPARATION:

1. In a small saucepan, whisk together the brown sugar, soy sauce, pineapple juice, garlic, pepper, and salt. In a small bowl, whisk together the water and cornstarch. Slowly whisk into the mixture.
2. Bring to boil and boil about 1-3 minutes until the mixture just starts to thicken. Remove from heat and reserve ¼ cup of the sauce for later.
3. Marinate the chicken in the sauce in the fridge for at least 30 minutes. Grill the chicken on each side for 6-7 minutes or until no longer pink. Put the chicken on the plate and brush with reserved sauce before serving. Garnish with green onion and sesame seeds if desired.

Source: <https://therecipecritic.com/grilled-pineapple-teriyaki-chicken/>

Moscato Slush

An easy summertime drink



INGREDIENTS:

- 1 Cup ice
- 1/2 Cup Moscato Wine

PREPARATION:

1. Pour ice and moscato into a blender.
 2. Blend on high speed for about 30 seconds.
 3. Pour into your serving glass and garnish with a strawberry.
- Add fruit to the blender for added flavor!

Berry Cobbler on the Grill



INGREDIENTS FOR 10 SERVINGS:

- 2 cans biscuit dough
- ½ cup sugar
- ½ cup flour
- ½ tbsp cinnamon
- ¼ tsp salt
- 1 ½ cups blueberry
- 1 ½ cups strawberry
- 1 ½ cups blackberry
- 1 ½ cups raspberry
- ½ cup sugar
- 3 tbsp cornstarch
- ice cream, for topping

PREPARATION:

1. Cut biscuits into small even pieces (about 9 per biscuit) and place in a bowl.
2. Sprinkle sugar, flour, cinnamon, and salt over the dough bites. Mix well.
3. On the grill, using a disposable foil pan or grill proof pan, combine blueberries, strawberries, blackberries, raspberries, sugar, and cornstarch. Stir well and let cook until fruit starts to release its juices.
4. Cover fruit with the cinnamon sugar-coated biscuit dough in as even a layer as possible.
5. Cover pan tightly with foil and close the grill. Keeping the temperature at 350°F (175°C) grill for 20 minutes.
6. Take the foil off pan and close grill again for 10 more minutes, or until dough is cooked through and golden brown. (Times and temperatures may vary based on grill).
7. Remove from the grill & serve with a scoop of ice cream.
8. Enjoy!