

Crawford Farms

Summer 2018

Save the Dates

July 20th -	Adult Musical Bingo
July 24th -	Recess at the Park
July 26th -	Crown Catering Food Truck Night
July 31st -	Board Meeting
August 11th -	Dive in Movie at the Pool!
August 14th -	Water Balloon Fight
August 15th -	First Day of School (Keller ISD)

What's Inside?

Manager's Article

Lifestyle Corner

Summer To Dos

What's Trending!

Summer Planting Resource

Summer Recipe

Fun Picnic Craft

Board of Directors Appointment

It is our great pleasure to announce the appointment of Don Alcott to the Board of Directors as Director at Large. Adam Kielich has moved from the community and therefore no longer able to serve as a board member. He submitted his resignation from the board on June 8th, 2018. We are tremendously thankful for the contributions that he made while serving on the board at Crawford Farms. We wish him all the best in his future endeavors.

In accordance with Crawford Farms' governing documents, Article V, Sections 3 and 4 outline resignation and vacancy of a board member. Specifically, Section 4 grants the board authority to appoint an officer to fill the vacancy for the remainder of Adam Kielich's term. During the open session Board of Directors meeting held June 19th, 2018, Don Alcott was appointed unanimously to fill the Director at Large vacancy effective immediately. Don's term will continue until January 26th, 2020.

Don Alcott joins the Board with a wealth of experience in public service. He has also been the chair of the Architectural Control Committee in Crawford Farms for several years. He is fluent with the governing documents of Crawford Farms and was a natural choice for board appointment.

Please join us in welcoming Don Alcott to the Crawford Farms Board of Directors.

Manager's Article

Happy Summer Crawford Farms!

I have spent six months as your community manager and it has been wonderful working with you. Crawford Farms has some of the most welcoming residents I have encountered and it speaks to your culture as a community! For this newsletter, I want to go over the some frequently asked questions from residents and give an update for some community projects.

Architectural Control Committee (ACC) Requests

While it may seem arbitrary to have to submit an application for architectural approval from a homeowner's standpoint, the architectural control committee looks out for the entire community. Aside from preventing residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of a homeowner's improvement project, the type of building materials being used and the overall look of the project adheres to the association's design requirements. Not only does this keep the community's appearance looking cohesive, it also helps to keep property values up by ensuring homeowner improvement projects are completed in a workman-like manner and comply with the association rules. So, if you want to build a shed or a play structure, make sure you submit an application to management before you start building. Of course, it's also important to note that unapproved modifications might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before modifying. Play it safe and contact management any time you want to change anything on the exterior of the home.

Compliance Notices

While most notices are and will continue be landscape related, there are some common violation issues that are trending this time of year. Trailers, boats, and recreational vehicles are prohibited from being on your property and visible from the street. If you have a contractor servicing your home that is using a trailer and will be removing it at the end of work each day, the trailer can be parked in the community. Any vehicle parked on the street without current registration is considered disabled and the unit where the vehicle owner resides will receive a friendly reminder to remove the vehicle from the community or store it out of view from the street. Please do not replace any fence before submitting an ACC request. There are several non-compliant fences in the neighborhood that the board has asked management to send notice to the owners and address through the compliance process. Imitation of those fences could prove to be costly for you! Please contact management to discuss your fence replacement project before you start work.

Assessment Monthly Payments

It seems that there has been some confusion regarding paying assessments on a monthly schedule instead of one annual payment. Your association assessment (dues) balance must be paid in full on or before January 1st. Through ClickPay, our online payment processing partner, homeowners are given the option to make monthly or annual payments. While making monthly payments is an option which many homeowners take advantage of, they are not paying the assessment balance for 2018. Homeowners paying their dues monthly are paying their 2019 assessments in advance and already paid their 2018 balance in full. If you opt to pay monthly instead of once a year, please be sure that after you have made your 12 monthly payments, there is a credit on your account equal to the assessment amount on January 1st. Any balance left on your account after January 30th can incur late fees, interest and charges related to the notices required to be sent to you regarding the balance on your account.

Community Updates

The swim club and sports court continue to be the center of our community's activity while offering aquatic respite and neighborhood connection to Crawford Farms residents. With so much activity in these areas, an unwelcome consequence has been chronic vandalism and damage to the facilities, which the association must use your assessment dollars to correct and repair. Some examples of recent vandalism are paintballs splattered on the swim club, destruction and theft of emergency phones and irrigation leaks caused by ATV's in the common area landscaping. Some of those that have damaged the association common areas have been identified and referred to law enforcement, but those are a small minority. There have also been reports of vandalism to homeowner properties neighboring the private park area. Please be vigilant for any suspicious activity and report it right away to Fort Worth Police Department's non-emergency line at 817-392-4222.

Management reports of ongoing projects and improvements to the community are made at every board meeting and are available online at <http://texas.fsrconnect.com/crawfordfarms>. Some resolved issues are entry landscape improvements, as well as installed new basketball goals and tennis net, street sign replacements, and drainage issues at entry monuments. Your Board of Directors and Management team are working diligently to improving the community and upholding your property values.

As always, please direct any association questions that you may have to manager@crawfordfarmshoa.com and have a safe summer!



Brandy Adams
Community Manager

Lifestyle Corner



Melissa Rodriguez
Lifestyle Manager

I cannot believe I've been your Lifestyle Manager for over a year now! I have loved every minute of it! If you are new to the community you might be asking yourself, what is a Lifestyle Manager? My role as Lifestyle Manager is to promote communication, assist resident committees, facilitate community engagement, and execute at least one community event a month.

A community calendar is sent out each month in the E-News and posted to the Crawford Farms website. Event reminders are also sent weekly through email and posted to the community website as well as the official Crawford Farms Community Facebook page. Our goal is to reach every resident in the community so everyone has an opportunity to connect with their neighbors.

Have an idea for a club, interest group or event? Send me an email and let me know!
Melissa.Rodriguez@FSResidential.com



To Dos: A Helpful Summertime Home Checklist

Summer officially began June 21 this year, but why wait until then to get into the summer spirit? Get a jump-start by prepping your home and garden for warm weather, setting up the perfect drip-dry spot for beach towels, reorganizing the kitchen (hello, smoothie bar) and more. These 21 to-dos cover all the bases, so you can enjoy the season to the fullest.

1. Make your summer must-do list
2. Empty standing water regularly.
3. Set up a spot to dry beach towels and bathing suits.
4. Corral summer necessities in a bowl or basket.
5. Install screen doors.
6. Check play equipment for safety.
7. Hang a clothesline for summer energy savings.
8. Reorganize your kitchen.
9. Make space for summer crafts.
10. Organize and put away school papers.
11. Keep cooling systems running smoothly.
12. Lighten up decor.
13. Plant bee-friendly flowers.
14. Keep an eye on irrigation systems.
15. Give your garage or shed a clean-out.
16. Get seasonal gear ready.
17. Refresh your bathroom.
18. Update first-aid kits and emergency supplies.
19. Clean gutters and downspouts.
20. Schedule major outdoor projects.
21. Catch up on projects and maintenance.

What's Trending!

We all know that living in the South you have to deal with bugs. One of the main menaces are the mosquitos. Recently a Facebook post went out about repelling or controlling mosquitos and an interesting recipe was posted. That recipe is below and be sure to post on the Crawford Farms Facebook page if it worked for you.

Mosquito Yard Spray:

- 1 big bottle of blue cheap mouthwash
- 2 cups of Epsom salt
- 3 stale 12oz beers

Mix the 3 ingredients together until salt is dissolved and spray anywhere you sit outside.

This recipe is said to not harm plants or flowers and will repel mosquitos for up to 80 days. A neighbor did comment that the mixture caused a white, milky film on their deck and patio furniture so be sure to test a spot on your wooden deck, concrete, patio furniture, and cushions before spraying the entire area.

A Healthy AC Tip: How to Clean Your Air Conditioner's Condensate Drain Line

Taking the time to clean your air conditioner's drain line (or the condensate line) can have a great positive effect on how efficiently your system runs. Here's how to quickly and safely prevent problems with your unit.

If you've ever taken a good look at your air conditioning unit, you may have noticed a small dripping line on the outside. This is the condensate drain, which plays an important role in removing condensation produced by your air conditioner's evaporator coil. If the line isn't properly cleaned, algae and mold can grow inside and clog the drain, causing elevated humidity, musty odors and water damage inside your home.

Unfortunately, this part of the system is often overlooked during regular A/C maintenance. Even HVAC technicians may forget to clean the drain during a regular service call, which means that it's up to you to check and clean the condensate pan and drain line before a problem develops. Cleaning the line will remove clogs and blockages and prevent algae and mold from growing.

You will need these items to clean your A/C condensate drain:

- Rags
- A wet/dry vacuum
- Distilled vinegar
- A funnel

1. Turn off the power to your HVAC system at the thermostat and at the breaker.
2. If you have an indoor air handler in your attic or utility closet, you'll need to find the condensate pan. This is usually located directly under the unit. It may also be covered by a removable access panel.
3. If you see standing water in the drain pan, your drain line is probably clogged. Use a handheld or shop vacuum to remove the moisture. You can also use rags to soak up the water. At this point, you can clean the drain pan with soap.
4. Generally, clogged drains can be cleared with suction. If you have a shop vacuum, use it to pull the clog through the drain opening, which is located outside your house near the foundation. Place your hand around the pipe to improve suction and allow the vacuum to run for a minute. Then, check the vacuum canister to see if the clog was successfully removed.
5. Next, you'll need to identify the access point on the drain line. Usually, the drain will have a T-shaped vent with a PVC cover. Remove the cover and inspect the drain. Use this port to flush the drain with distilled vinegar. If you don't like the odor, you can use peroxide to gently bubble away the remaining debris. Alternately, you can use hot water and a drop of dish liquid.
6. Allow the solution to sit for 30 minutes. Complete the cleaning by flushing the pipe with water. Have a helper watch the pipe outside and tell you if the water is running freely.

If you don't have a shop vacuum, you can use a piece of surgical tubing to free the blockage. Know that this method doesn't work well if your drain line has sharp turns that are prone to clogs. If your system doesn't have an access vent, use the opening on the edge of the drain pan. This fitting can be removed to improve access.

Underlying problems with the system can also be responsible for compromised water flow. If the pan and drain line aren't slightly tilted, water can build up in the back of the pan and will eventually overflow. Many newer systems are equipped with overflow sensors installed within the pipe.

If you're unable to clean your air conditioner's drain line, call a local professional. They can clean the line and install an access vent, if necessary. Check the drain line periodically throughout the cooling season to ensure that condensation is being removed properly. Routine maintenance steps like checking your drain line can help keep your air conditioner running more efficiently. If you find that your system is in need of repair contact or ask a neighbor to recommend a local professional.

A Neighborhood Summer Planting Resource



Recently I posted a question on the Crawford Farms Facebook page to inquire about plants my neighbors love. This came mostly from my own curiosity, but I thought to myself, "I bet some would have the same question". When there is a plethora of options on what to plant, if you are like me, it can be overwhelming. I've spent time and money over the past few years trying to figure out what works for me and came to the conclusion that there's got to be a better way. I usually end up buying the same plants every year that I know I can't kill.

So, back to my Facebook inquiry. I asked and boy did I receive! I received several comments with tons of great suggestions. I wanted this to be specific to our neighborhood and as I was researching each plant I began to realize that I've seen all of these before. It was great to put a name to the plant! If you are like me you see a beautifully landscaped yard but would never know what plant is which to recreate that masterpiece.

First let's talk bushes, trees and shrubs. The Pencil Holly, Emerald Green Arborvitae, and Italian Cypress are plants I often see at the entry to many homes around the neighborhood. Through this research I found that I have two Emerald Green Arborvitae at the threshold of the arched entry of my home. All three can grow in full sun or partial shade, but the Cypress is a tree that can grow up to 30'. The Pencil Holly is a shrub matures at 8' tall and the Emerald Green Arborvitae will mature between 8 to 12 feet tall. The Japanese boxwood was another suggestion. It is similar to the Pencil Holly in looks but is smaller and fuller. It is commonly seen in our neighborhood and is usually round and immaculately pruned.

I got several suggestions for flowering bushes and shrubs. The most common one being Texas Sage. This plant attracts pollinating insects and flowers in Spring and Summer. It is drought tolerant, but you must be careful not to overwater this plant. It grows well on mounds and in container gardens. Two other similar plants were the Russian Sage and Mexican Heather. The Mardi Gras Abelia was one of my favorite suggestions. It has pink tinged, green and white variegated leaves and blooms in the spring with fragrant white flowers with a pink-ish hue. Then there's the Salvia Vibe Ignition. During my research I found that this plant is not only beautiful, but it's tough. It demands little watering, isn't fussy about soil as long as it's well drained, tolerates heat, loves full sun, and blooms best when fertilizer is limited. In my book you just can't beat all that! The Mexican Petunia was a second beautiful suggestion that prefers a warm climate, but partial shade. This evergreen shrub will grow up to 3 feet, flowers from Spring to frost, and works well as a border or in containers. Finally, there's the Knock Out Rose Bushes. I personally had to dig mine up and chose not to replant, but if you can keep them from contacting the Rose Rosette Disease they are full and beautiful flowering shrubs that are super hardy.

One plant I constantly struggle to choose is an accent plant or more exotic plants. After doing my research I found that I may be able to conquer my fear of these plants and just go for it. One of the most common that I was probably the least afraid of is Elephant Ears. I see them all the time throughout Crawford Farms, but I have found that some residents love them and some truly hate them. The hatred comes from growers that want to get rid of them and find it's not an easy task. A plant that I have personally grown in my container garden was Artemesia. There are several versions of this plant, but I think the most common is the Silver Brocade. In any species it is a gorgeous accent to blues and purples and it loves full sun. They have a rough time growing in clay though. If you're looking for a plant that does like clay, or any soil for that matter, it would be the Yucca and it's one hardy plant. You may notice them at both the Golden triangle and Riverside Drive (Old Denton) entries. The Yucca also loves sun and gets fuller and happier when it gets lots of it. Now, in my opinion, if you are really bold you might consider a palm. Two suggestions that were posted were the California Fan Palm and Sabal Minor Palms. The California Fan Palm can grow up to 30 feet so keep this in mind. The Sabal Minor Palm is smaller and will mature between 5 and 10 feet tall, but it's roots will grow up to 6 feet making it almost impossible to move after it is planted. If you're still a little afraid of a palm and want a tropical look then I loved the suggestion for the Cold Hardy Banana Tree. It grows well during the hottest summer months and maxes out at 10 feet tall. You can even use its damaged or worn leaves to wrap and season your meat for your next barbeque.

Lastly, I had some great suggestions for flowers. The most popular was the Lantana which I read attracts butterflies and hummingbirds. I can see why this plant is so well liked due to its variety of colors and extended bloom time. They are tolerant of many soil conditions and love when the weather warms up so they can drink in the sun. I see a lot of Vinca flowers which is also commonly known as Periwinkles. Other common sightings are Daylilies, the Bearded Iris, and Cannas. These flowers all require at least 6 hours of sun and the root may need to be divided, replanted, and protected from the cold in the fall and winter months. The purple verberna was another good one was a good replacement suggestion for the knock out roses, but only grows to about 12 inches high. Much like the knockout rose, pruning encourages blooming which will take place from early summer to late fall.

I hope you enjoyed this article as much as I enjoyed writing it. I feel I have expanded my knowledge about plants and could have included a lot more detail, but most importantly I got to experience the kindness and knowledge of my neighbors and their wonderful contribution to this niche of growing my understanding of what I will call Crawford Farms Horticulture.

Happy planting!!

- Connie Chatelain

CRAWFORD FARMS HOA, INC.
c/o FirstService Residential
3102 Oak Lawn Ave, Suite 202
Dallas, TX 75219



FirstService RESIDENTIAL

BRANDY ADAMS
COMMUNITY MANAGER
817.984.4836
manager@crawfordfarmshoa.com

Accounting/Billing Questions
877.378.2388
accountservices.tx@fsresidential.com

Resale & Refinance Certificates
888.679.2500
www.fsresidential.com/resale.html

24/7 Customer Care Center
877.378.2388

Summer Recipe



Peach Pie

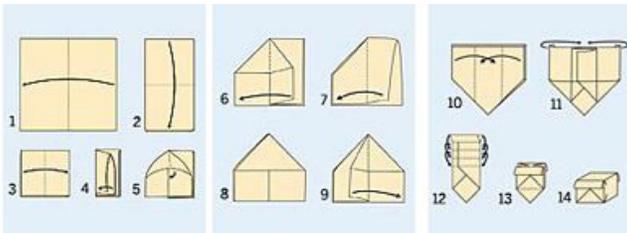
Ingredients

- 1 1/4 cups all-purpose flour
 - 1/2 cup butter, cut into chunks
 - 1/2 teaspoon salt
 - 2 tablespoons sour cream
 - 4 fresh peaches - peeled, pitted, and sliced
 - 3 egg yolks
 - 2 tablespoons all-purpose flour
 - 1/3 cup sour cream
 - 1 cup white sugar
- Preheat oven to 425 degrees F (220 degrees C). Butter a 9-inch pie dish.
 - Place 1 1/4 cups flour, butter, salt, and 2 tablespoons sour cream in a food processor; pulse until mixture comes together in a large ball. Press dough into prepared pie dish to form a crust.
 - Bake in preheated oven until golden brown, about 10 minutes. Remove pie crust from oven.
 - Reduce oven heat to 350 degrees F (175 degrees C). Arrange peach slices in pie crust.
 - Lightly beat egg yolks in a large bowl. Add in sugar, 1/3 cup sour cream, and 2 tablespoons flour; stir until well-mixed. Pour egg mixture over peaches. Cover pie with aluminum foil.
 - Bake in preheated oven for 50 minutes; remove foil. Continue baking until peach filling is set, about 15 minutes more.

Check out these crafts for a fun picnic.

One for the adults and one for the kiddos!

For the adults:



Origami Picnic Basket

Materials:
Five-foot square tablecloth or oilcloth

Steps:

1. Fold your tablecloth in half a few times, and it can be easily stowed for your trip to the picnic spot.
2. Fold it a little more and, through the magic of origami, it will be transformed into a handy picnic basket. Begin with a five-foot square tablecloth or oilcloth, and then follow the illustrated instructions below to create your own carryall.

Reference:

<https://www.marthastewart.com/268277/origami-picnic-basket>



For the kids:

A picnic at the beach deserves the proper dishes. What could be more fitting than colorful plates posing as a lobster, sun, and seagull? Just cut parts from another plate and affix with double-sided tape.

Wave Ware Picnic Plates

Materials:

- Colored paper plates
- Construction paper
- Hole punch
- Scissors
- Double-sided tape
- Wave ware templates

Steps

1. Use the templates for the wings and claws. For the beak and sun's rays, cut out triangles. Punch holes from black construction paper for the eyes; then affix with white glue.

Reference:

<https://www.marthastewart.com/268356/wave-ware-picnic-plates>

