

Bakers Branch Bulletin

March 2008

Bakers Branch Estates Homeowners Association, Inc.

www.bakersbranchhoa.com

Note from President



Snow in Bakers Branch

Our annual meeting was successful and thank you to those who attended. Welcome to our newest Board member, Christy Allen. All other Board members remained in their positions namely

myself, Dennis Cox, Carter Strey, Darrell Schaefer, Heather Johnson, and Steve Dillard.

We heard from Officer Stephen Caldwell with the Flower Mound Police Dept. and from Laurie Long with "Keep Flower Mound Beautiful" with

tips for keeping the neighborhood safe and improving our environment. The appearance by Officer Caldwell fulfilled our requirement for this year's Neighborhood Watch meeting.

As a Board, we are excited about improvements coming this year. We also would like to hear from you regarding areas you believe could use our attention or activities you would like to see the neighborhood offer (ex: more/different parties, group garage sale dates, play areas, common area improvements, seasonal decorations for entrances, changes to website or directory, etc.)

We anticipate distributing the newsletter quarterly this year. If you have an email address we can use to communicate with you, please send that to Heather Johnson at secretary@bakersbranchhoa.com.

Dates to Remember:

- Apr.** 5— Flower Mound Spring Trash Off
17—Park Mtg
29—Park Mtg
- May** ? —Block party
24 - CAC opens
29—Park Mtg
- June** 16—Park Mtg
- July** 1st—2nd half of year HOA fees due

Cleaning up Weeds

It's the time of year when weeds are running rampant before we've quite geared up for mowing season. Please take the time to treat those weeds quickly before allowing them to spread to your neighbor's yard. The weather is great for getting the beds cleaned out and putting in fresh spring plantings. We intend to begin giving out the "Yard of the Week" award/sign in April — so be watching your neighbor's yards!

Fence Improvement Reminder

Thank you to all who have already treated/replaced fences in response to the "Give your Fence a Facelift" campaign. **This campaign is targeting only fencing that is visible from the street.** Keep in mind that fence changes need to be approved by the Architectural Control Committee (acc@bakersbranchhoa.com) and forms are on the website. Also 8-foot fences need to be approved by the Town as well. Looking forward to seeing more great fences!

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2008 Financial News

Dues have been contained again this year and are not on the rise. Yea! Our Reserve Fund is currently just over \$39,000 and growing well. We anticipate adding roughly \$8-9K per year over the next three years, which will have it to a place where we can level off our funding and still maintain a reasonable amount for major repairs of the irrigation sys-

tems or entrance/screening walls.

The budget for this year is available on our website at www.bakersbranchhoa.com or you can email our treasurer, Darrell Schaefer, for a copy.

Since the Board has diligently cut costs (most recently by choosing to part

ways with the management company), we will also have funds to improve landscaping by roughly \$5K this year without increasing dues.

Any questions about financial information can be directed to Darrell Schaefer at treasurer@bakersbranchhoa.com

Opening in May, the Activity Center will provide childcare facilities on site

The Flower Mound Community Activity Center being built next to us at Gerault Park is still scheduled to open in May of this year, offering a gymnasium, natatorium, outdoor pool, fitness room, teen room, concession stand, skate park, locker rooms, senior rooms, a tot drop area, and many classes/

activities.

Memberships are available now and can be purchased by check or cash at the Flower Mound Parks Dept. offices on Churchill. Annual family passes will cost \$500/yr. Also, the tot drop area will charge \$2/child for

2 hours or a 20-visit punch card is available for \$30. More detailed pricing and amenity information is available on the Town's website at www.flower-mound.com/cac/index.html.



Upcoming Landscape & Street Projects

Due to a final agreement with Citgo (who owned the pipeline easement running under the Cilantro greenbelt area), we have funds to add fill soil & sod to cover the sinking areas over the pipeline. Lindsey's Lawn & Landscape completed that project this week. Also, we

have already added some magnolia trees to the greenbelt and anticipate adding a few more trees/plants over the course of this year, including bolstering the plant colors in the entrances for the spring/summer season.

The Town has agreed to re-

pair the "dip" at the Cilantro/Big Canyon intersection and the low areas at Big Canyon/Paprika and Big Canyon/Ginger. They have begun work on these areas this week.

Park Property Planning Meetings regarding Wilson/Ruff/Carmel/Braden tract

“The Master Plan Subcommittee will begin meetings to discuss the on site findings and initial conceptual ideas from the design consultant, Dunaway Associates, L.P.

Since mid-February, Larry O’Flinn and his group from Dunaway have visited all subject properties to perform environmental and site surveys. They are currently drafting schematic design

concepts for presentation to the Subcommittee.

The consultant will receive direction from the Subcommittee and prepare the concepts for the first public hearings.” - Tony Nielsen, Town of Flower Mound

Upcoming meetings are:
Thurs, 4/17— Subcommittee Review Mtg
Wed, 4/30—Public Hearing

Thurs, 5/29—Subcommittee Review Mtg
Mon, 6/16—Public Hearing

All meetings are open to public; subcommittee mtgs do not allow public input. Times & locations are posted on Town website 72 hours prior to meeting. There will be more meetings & hearings culminating in August with presentation to the Town Council.



Quick Neighborhood Notes

Pets on Leash

Please keep your pets on a leash while walking the neighborhood and remember to pick up after them . To report an unattended pet or excessively barking dog, contact Animal Services at 972-874-6390 or after hours at 972-539-0525.

Report Street Lights Out

If you notice outages of street lights in the neighborhood, you can report them to the electric company directly at 800-566-2314 or fill out a report on the Town’s website (www.flower-mound.com) on the Public Works Dept. Street Services page.

Kids and the Creek Area

Quite a few kids enjoy playing in the common area by the creek bed, and it is a great place for kids to explore. However, we’d like to encourage you to inform them of the possible dangers also and help them keep each other safe. Thank you!

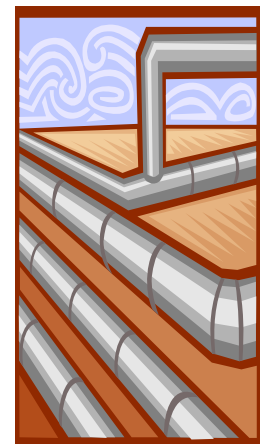
For barking dogs or unleashed animals, contact Animal Services at 972-874-6390 or after hours at 972-539-0525.

Gas Drilling in Neighborhoods

There has been quite a bit of discussion recently of neighborhoods and citizens being approached by natural gas drilling companies looking for permission to do urban drilling. Our Board is staying in close contact with other HOA’s in Flower Mound who are currently

planning their response to such propositions. At this time we have not been approached by gas companies, but if any of you as individuals are contacted, we would appreciate your contacting us with this information allowing us to ay on top of pertinent developments con-

cerning the neighborhood. If you have comments, questions or information on this subject, please contact Steve Dillard (landscape@bakersbranchhoa.com) who is currently serving as our contact with the other HOA’s in the area on this topic.



Bakers Branch Estates HOA

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E-mail: admin@bakersbranchhoa.com

Your HOA Board

Melanie Carr, President

Dennis Cox, Vice President

Heather Johnson, Secretary

Darrell Schaefer, Treasurer

Steve Dillard, Landscape Chair

Carter Strey, Architectural Control Committee Chair

Christy Allen, Activities Chair

If you're looking for information about the homeowners association, including our Covenants, Codes & Restrictions (CC&R's), Bylaws, Architectural Control Committee (ACC) contacts or guidelines, Board member contacts, upcoming events/dates, check into our website often for current neighborhood information. Also, we keep a neighborhood database of email addresses for use in distributing neighborhood information, neighborhood watch alerts, etc. and if you would like to be added to that database (we can keep your email address confidential if so requested), please contact Heather Johnson with that information at secretary@bakersbranchhoa.com.

WE'RE ON THE WEB:

WWW.BAKERSBRANCHHOA.COM

Ladies Bunco

Want to play Bunco with neighbors? Ladies, you're invited to join our Bunco group. We play the first Tuesday of each month, rotating hostesses, and would love to have you join us for a fun-filled night of dice games, conversation and great food. For more information, contact Tracy Walter at tawalter@juno.com.



New Neighbors

Please welcome Richard & Kelly Long and their family to our neighborhood. They have moved into 1325 Cilantro and I'm sure would enjoy a neighborly wave as you pass by.

Directory Info

If you need to update your information in the neighborhood directory or do not have a copy of the 2007 directory, please contact

Heather Johnson at secretary@bakersbranchhoa.com for assistance. We plan to distribute an updated directory in May or June of this year.