

## ARBOR LAKES HOA NEWSLETTER – FEB 2008

Hello, neighbors, from your Homeowners Association as of February, 2008. Our fiscal year ended on December 31, 2007 and we are proud to announce positive results for our last year. We were able to complete two more fountains in our subdivision. One is located in lake # 1 at the entrance off Bethany. We were able to replace this fountain at a very reasonable cost as it was previously refurbished. By so doing, we were able to save the Association several thousand dollars. We also transferred the old fountain from lake # 1 to its new location on lake # 5. We now have in place three fountains on our property with the addition of one more final fountain to be located at the end of lake # 5. We expect this to be completed in early spring. We hope you enjoy the beauty of these fountains in our neighborhood and we appreciate your support.

We repaired numerous fence problems along Highway 2551 this past year. Additional sod was planted along the west side of lake # 5 to enhance its appearance. Unfortunately, we will have to add more to cover some spotty areas. We expect to have this completed in early spring. Through the leadership of David Cox, our landscape chairman, we changed colors at the entrance twice this past year. We recently repaired a broken panel in the brick perimeter fence behind the old model homes. It appeared as though it was hit by an automobile. This repair was financed from our reserves which we have apportioned funds annually. We are well funded with our reserves for future maintenance and unforeseen problems. We thank each of you for your support. We held our fourth annual Halloween party which was a huge success. Thank you for your splendid turnout. The kids enjoyed it and prizes and food were amply on hand. Our landscape company did a good job the entire year in mowing and keeping our property green. We have modified our contract with them this year and

expect to save even more money. Early in the year we held off our lake company from adding chemicals to the lakes in a move to increase our reserves. That proved to be wrong in that a good deal of crud began to develop along the lakes. But that was quickly amended. This year we will use the lake maintenance company early and monitor each month. Any comments or suggestions that you might have to help beautify our neighborhood is welcomed and appreciated.

This past year CMA received approximately 200 phone calls that ranged from architectural, board items, violations, landscaping, and delinquencies. We appreciate the efforts put forth by our management company, CMA in assisting the HOA in accomplishing our goals. A special thanks goes to Ed Laskey, our regional co-ordinator. If you have problems, concerns, ideas or suggestions please contact us through the web site or via CMA at 972-943-2873. During the year our Architectural Committee fielded nearly a dozen submitted modification forms from homeowners. Should you desire to add or reconstruct on your property please be sure to submit a modification form to CMA prior to construction for approval.

All taxes were paid on time. All bills were paid on time. Our annual report was audited properly. We hope that all questions or concerns have been answered promptly and efficiently. There were several questions that arose at one our previous meetings: Can the city of Allen put lighting along 2551 at Shelley and Bur Oak? They are currently investigating this but nothing in their budget at this time. Can Allen replace the guard fence/rail along Bethany? The answer is no. Is First Texas going to build on their last remaining lot? The answer is they have begun. Will Qualicare mow along the perimeter walls of Bethany (inside the alley). They have been told to do so and our service manager will be monitoring monthly. Please don't forget to add your input on any concerns.

We can only prosper if you are satisfied. We are all neighbors and as such should work together.

There have been some complaints as to vandalism and nuisances. The HOA does not have the responsibility to eradicate these crimes. As an individual homeowner, should you have a desire to start a Crime Watch in the neighborhood, please contact us and we will put you into touch with the proper authorities at the Allen Police Department to start this process.

For the third consecutive year the board has reduced your dues and will continue to do so annually. We are constantly striving to reduce costs to offset lower dues. Thank you for your support.

We will be having our next annual meeting in April. You will be notified as to time and place. We thank you for the opportunity to serve you in the Arbor Lakes HOA. As the spring approaches, let's all work together to beautify not only our neighborhood but our own homes as well.