



# ARBOR LAKES HOA NEWSLETTER

June 1, 2007

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HOA 2007-2008 BOARD  
TIM PURSER - PRESIDENT  
STEVE LUKE - VICE PRES  
MARY DO - SEC/TREAS

ACC COMMITTEE  
DAVID COX - LANDSCAPE  
SOCIAL/COMMUNICATION



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Greetings from the Arbor Lakes HOA Board:

As we enter spring, 2007 in the Arbor Lakes subdivision, we are proud to announce our new slate of officers on the Board of Directors for Arbor Lakes HOA. It remains the same as last year with Tim Purser, President and Steve Luke, Vice President and Mary Do, Secretary/Treasurer. This vote was concluded at our annual meeting April 26, 2007. Our Homeowners' Association ended 2006 solidly in the black. We are now positioned with a Reserve Fund that will secure us for untimely costs and expenses that may arise with respect to maintaining and repairing our development assets. We intend to grow these Reserve funds annually with your help and prudently position them for maximum return coupled with minimum risk. Several years ago with the assistance of engineering professionals, we drafted a 20 year plan of replacement costs and maintenance expenses for our community. It has been our objective to follow this plan as the months and years pass. We have repaired the primary brick wall surrounding the development along Bethany. We have repaired the dam at Lake # 3 for leakage. We have repaired the wooden fence along Highway 2551. We have repaired the gate behind the old model homes. We have repainted the fence along the walkway by Lake # 5. These are all maintenance costs that are funded from our reserves.

On each of these costs (as well as future costs), we diligently worked to “beat” the expected costs drafted in our 20 year plan. We were originally told by the engineers that we would probably have to raise dues and have special assessments to accommodate all the maintenance costs expected over the term. Both of these remedies were soundly rejected by your Board. It is and has been our opinion that we could in fact reduce dues annually and eliminate any special assessment considerations. It is our belief that growth in Reserve funds annually, maximum investment returns based on minimum risk, and innovative and creative cost cutting for maintenance and replacement items will be sufficient to preserve our neighborhood assets. So far so good we are happy to say.

Along with these long term maintenance costs, the Board is endeavoring to create as pleasing a community as we are able with cost constraints. We are and have changed the color at our main entrance several times per year. We have planted approximately 40 trees along the five lakes. We have planted foliage along Lake # 1 by Bethany. We have planted and built several nice shrub gardens at either end of Lake # 5. We have constructed our first fountain located in Lake # 1. Since that first addition, we have added a second fountain in Lake # 3. Very soon you will see our third fountain in Lake # 5.

This is our first phase of fountain constructions. And we are very pleased with the results and the comments from both our neighbors as well as residents in other neighborhoods.

As we have mentioned in previous newsletters, our objectives both short and long term are three sided. We must maintain our existing assets; we must add new assets costs permitting; and we must maintain and grow our reserves for our community security. We are happy to say as we enter 2007 all is well. We have new ideas for this year - stay tuned.

It has come to our attention that there has been some vandalism and mischief occurring in our neighborhood. There have been some complaints to police this situation. The HOA itself is not a security organization but we will be happy to assist homeowners in setting up a neighborhood crime watch if it should be of interest to our community. If you would be interested in getting involved with this type of program, please let us know. Please e-mail us or phone us.

We will do all we can to keep the commons area as green as possible this year notwithstanding water conservation rules. And we urge all homeowners to do your best to show a beautiful and green neighborhood. As a reminder, if anyone anticipates construction modifications to your home, please contact CMA Management for a modification form to be submitted before your job commences for approval from the HOA.

As always, we strongly request any comments or ideas that you may have to help us achieve a more pleasing and strong neighborhood.

As a reminder, if any one has ideas to better our community or complaints that you would like to make please e-mail the Board of Directors of Arbor Lakes HOA at [Officers@arborlakeshoa.org](mailto:Officers@arborlakeshoa.org) Your comments are appreciated and will be answered promptly. Also, please visit us at our website at [www.arborlakeshoa.org](http://www.arborlakeshoa.org)

To those who have their own business and would like to put their business card or their advertisement on our HOA website, please contact us at [officers@arborlaksehoa.org](mailto:officers@arborlaksehoa.org) and we will send you the price list of what we have available for your posting. Thank you.