



ARBOR LAKES HOA NEWSLETTER

October 17, 2006

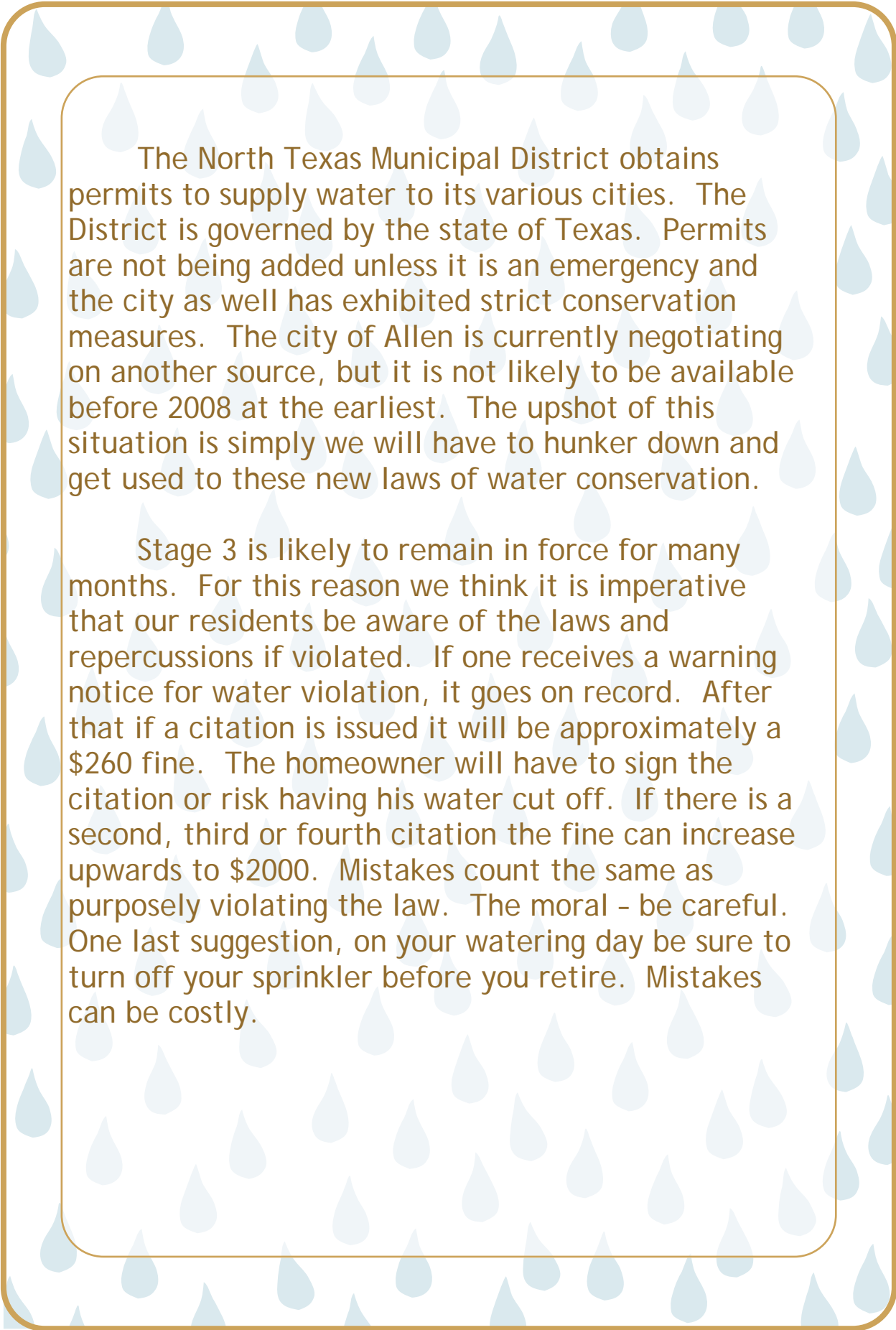
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Welcome to the third quarter of 2006 at Arbor Lakes Subdivision. So far the year has been progressing very positively. The Arbor Lakes Homeowners Association began its fourth year of operation in May with a newly elected Board and many plans.

The first obstacle all homeowners met was the commencement of Stage 3 Water Drought Plan by the city of Allen as of June 01, 2006. Permit us to digress a bit regarding this problem. Allen gets its water through the North Texas Municipal District. For the past 14 years the District has increased water availability as was needed (due to growth in residences, building and population). The available supply matched the demand until approximately fall, 2005. During the fall and winter season of 2005 we experienced a winter drought. This in turn caused many residents to use a greater amount of water than previous years. The water usage increased by approximately 30% from 2004. The combination of the winter drought and increased usage placed Allen as well as most north Texas cities in a tight supply. Allen gets its water supply from three sources: Lake Lavon, Lake Chapman, and Lake Texoma. The supply in Lavon and Chapman are seriously lower. The water from Texoma has a high sodium content thereby reducing its availability. Water from outside sources is transported to Lake Lavon connections through 72" water lines.



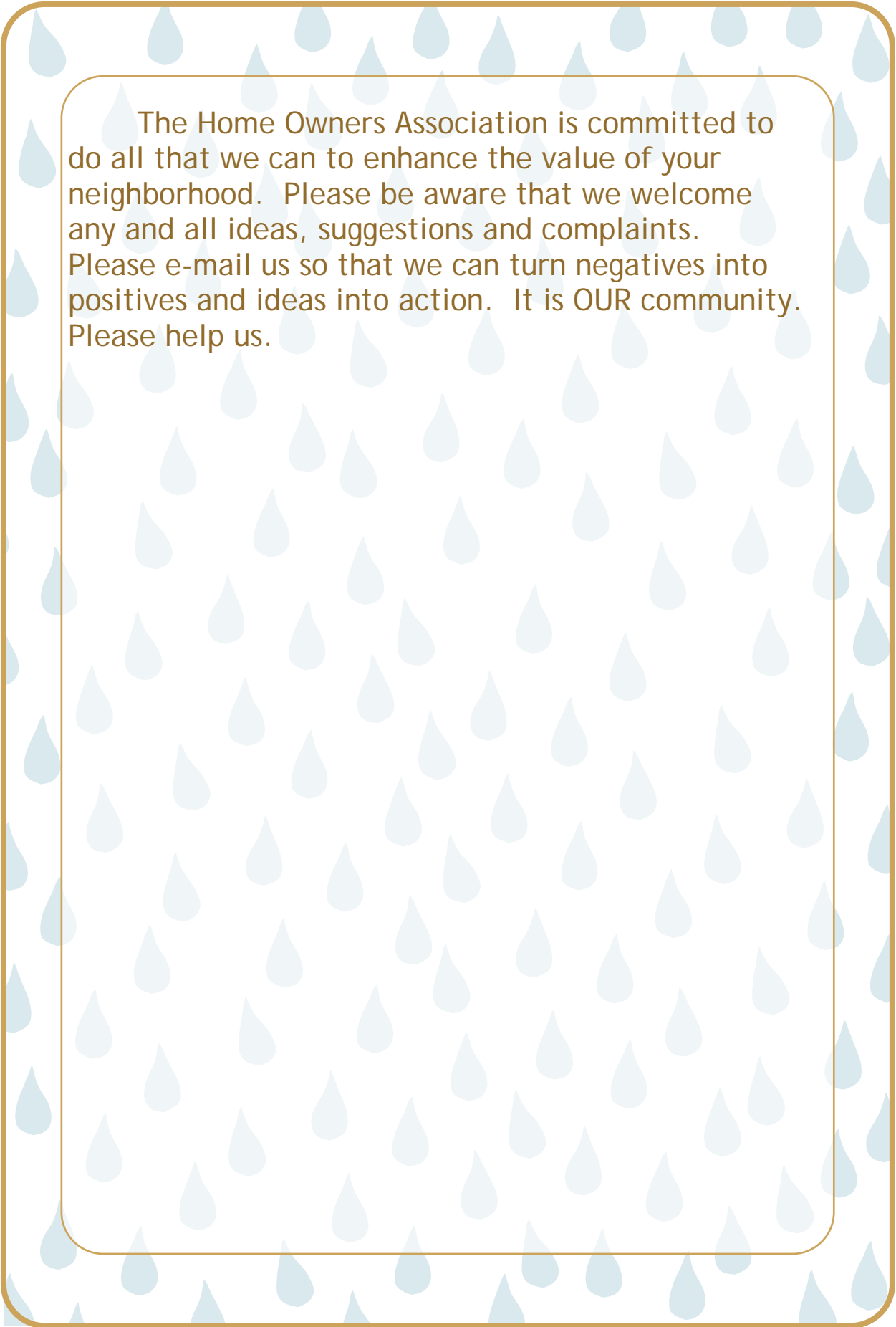
The North Texas Municipal District obtains permits to supply water to its various cities. The District is governed by the state of Texas. Permits are not being added unless it is an emergency and the city as well has exhibited strict conservation measures. The city of Allen is currently negotiating on another source, but it is not likely to be available before 2008 at the earliest. The upshot of this situation is simply we will have to hunker down and get used to these new laws of water conservation.

Stage 3 is likely to remain in force for many months. For this reason we think it is imperative that our residents be aware of the laws and repercussions if violated. If one receives a warning notice for water violation, it goes on record. After that if a citation is issued it will be approximately a \$260 fine. The homeowner will have to sign the citation or risk having his water cut off. If there is a second, third or fourth citation the fine can increase upwards to \$2000. Mistakes count the same as purposely violating the law. The moral - be careful. One last suggestion, on your watering day be sure to turn off your sprinkler before you retire. Mistakes can be costly.

Speaking of water, the Board is pleased to announce our newest addition in the community. A very pleasing fountain has been erected in Lake #1 by Bethany Road near the main entrance. If you haven't seen it as yet, please drive by and view it. We believe it enhances our neighborhood considerably. Also, it will stimulate the water flow thereby lessening standing sludge. We hope you enjoy it.

We are doing as well as possible to keep the common areas green and well cut. Obviously the green part is a bit more difficult with the new laws in existence as we are all experiencing. Soon we will be repainting the rails along the commons walkway. Our landscape company continues to monitor our trees and shrubs in this difficult environment. If you have any ideas or suggestions we would be happy to hear.

A flier was passed out to each neighbor regarding our annual Halloween get together. The party will be on Saturday, Oct 21st from 12:00 noon until approximately 2:00. It will be held on the Crabapple cul-de-sac. Everyone is invited and children are suggested to wear their costumes as prizes will be given. There will be pizza and soft drinks for all. We hope you will come and meet your neighbors.



The Home Owners Association is committed to do all that we can to enhance the value of your neighborhood. Please be aware that we welcome any and all ideas, suggestions and complaints. Please e-mail us so that we can turn negatives into positives and ideas into action. It is OUR community. Please help us.