



MIRA LAGOS

# Messenger



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# Who to Follow on Twitter

@MiraLagosHOA

Association Information and Neighborly News

@GrandPrairiePD

Grand Prairie Police Department

@gp\_tx

City of Grand Prairie, Texas

@GrandFunGP

City Parks, Arts and Recreation Department

@mansfieldisd

Mansfield Independent School District

@Gpscanner

Grand Prairie Scanner, local Police, Fire, EMS

@DFWscanner

DFW Scanner, area Fire, Police, EMS

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[www.facebook.com/MiraLagosHOA](http://www.facebook.com/MiraLagosHOA)

[www.twitter.com/MiraLagosHOA](http://www.twitter.com/MiraLagosHOA)



## Feeling like you paid too much in taxes this year?

This year, evaluate whether you can benefit from:

1. Tax-advantaged investments. If appropriate, consider tax-free municipal bonds to provide federally tax-free income.\*
2. Tax-advantaged retirement accounts. Consider contributing to a traditional Individual Retirement Account (IRA) or 401(k) to help lower your taxable income.
3. Tax-advantaged college savings accounts. Contribute or gift to a college savings plan for your children or grandchildren.

\*May be subject to state and local taxes and the alternative minimum tax (AMT).

Edward Jones, its employees and financial advisors are not estate planners and cannot provide tax or legal advice. You should consult with a qualified tax specialist or legal advisor for professional advice on your situation.

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Member SIPC

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Grand Prairie, TX 75052  
972-641-1598

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## Association Contact Information

[www.miralagoshoa.com](http://www.miralagoshoa.com)

[www.texas.fsrconnect.com/miralagos](http://www.texas.fsrconnect.com/miralagos)

**On-Site Management**  
Stacy McGrath, General Manager  
[manager@miralagoshoa.com](mailto:manager@miralagoshoa.com)

Matt Urbaniak,  
Assistant Manager  
[Matt.Urbaniak@fsresidential.com](mailto:Matt.Urbaniak@fsresidential.com)

817-473-6787 (office)  
817-473-4978 (fax)

South Pool Office "Veranda"  
3025 S. Camino Lagos  
Grand Prairie, TX 75054

**Office Hours**  
Tuesday-Saturday  
8:30 am-4:30 pm  
Closed Sunday and Monday  
FirstService Residential  
Customer Service  
(877) 378-2388

**Mail Payments to:**  
Mira Lagos Homeowners  
Association Inc.  
c/o FirstService Residential  
PO Box 678065  
Dallas, TX 75267-8065



*Relationships based on respect, trust and effective communication are the cornerstone of our success.*



**Committee Chairs**  
Chair Meetings: Bi-monthly



**Communications**

Open  
[communications@miralagoshoa.com](mailto:communications@miralagoshoa.com)  
Meetings: monthly

**Social**

Deirdre Garrett  
Cecelia White, Co-Chair  
[social@miralagoshoa.com](mailto:social@miralagoshoa.com)  
Meetings: 2nd Wednesday monthly

**Landscape**

Pam Downs and Lisa Watkins,  
Co-Chairs  
[landscape@miralagoshoa.com](mailto:landscape@miralagoshoa.com)  
Meetings: 1st Wednesday monthly

**Welcome**

Elissa Sherlock  
[welcome@miralagoshoa.com](mailto:welcome@miralagoshoa.com)  
Meetings: monthly/electronically

**Pool and Sports**

Mike Joffrion  
[poolsandsports@miralagoshoa.com](mailto:poolsandsports@miralagoshoa.com)  
3rd Tuesday (Apr-Sept)

**New Members welcome on all committees!**

**Board of Directors**

Dick LeBlanc, President  
Walter Damon, Vice President  
Ben Luedtke, Board Member  
[safety@miralagoshoa.com](mailto:safety@miralagoshoa.com)  
Meetings:  
1st Tuesday monthly

Joshua Spare, Resident Member  
Jessica Cafferata, Resident Member  
[board@miralagoshoa.com](mailto:board@miralagoshoa.com)

## Mira Lagos Messenger

Is the only authorized and official monthly publication for the residents of the Mira Lagos Community with news and calendar of community events endorsed by the Mira Lagos HOA & its members.

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# February in Texas is a transition to Spring!

Start planning for a beautiful spring landscape now. In North Texas the weather is variable, but we almost always get some nice days to work in the yard and cure your gardening spring fever!



- Put Pre-emergent on your lawn to prevent cool season grassy weeds from sprouting.
- Prune Trees, Roses, and Shrubs
- Clean up leaves and any dead plant material
- Prune crepe myrtle seed pods, but don't top them (Crepe Murder)
- Plant bare root perennials and summer flowering bulbs as soon as ground is workable
- Best time to fertilize trees
- Once freezing weather has passed cut lawn to stimulate growth
- Inspect sprinkler system for leaks and time settings
- Sprinklers can still be in the off position and only water when there is a shortage of rain. Please conserve water whenever possible.

## A Note From The Mira Lagos Welcome Committee:

Are you new to Mira Lagos? If so, our Mira Lagos Welcome Committee would love to hear from you! Drop us an email at: [welcome@miralagoshoa.com](mailto:welcome@miralagoshoa.com) and we will have a volunteer drop off a sweet little welcome bag chocked full of goodies and information about your new community.

For the lady of the house, interested in meeting some new friends? We have BunKo and LCR once a month and would love to meet you.

Lastly, and most importantly; we hope to see you at our March Welcome Reception. You will be receiving an invitation in the mail, but we know how overwhelming a move can be, so be sure to take a quick minute & send us that email with your new address!!

Elissa Sherlock  
Welcome Committee Chair



**David L. Cook**  
Managing Partner

\*Board Certified, Family Law  
Texas Board of Legal Specialization

## Harris Cook LLP

Attorneys & Counselors at Law

817.275.8765

Locations in Mansfield & Arlington

309 East Broad      709 East Abram  
Mansfield, TX 76063    Arlington, TX 76010

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Attorney at Law

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### Practice Areas:

**Complex Divorce Matters | Contested Child Custody | Business Formation  
Business Litigation | Wills & Estate Planning**

\* Over 70,000 attorneys are licensed to practice in Texas. Only 7,000 (less than 10%)  
have earned the right to be recognized as Board Certified Specialists in one of 21 select areas of law

[www.harriscooklaw.com](http://www.harriscooklaw.com)



# What's Happening



## Upcoming Events

### Love and Murder at the Uptown Valentine's Murder Mystery Dinner Theater

Dates: 02/12/2016 and 02/13/2016

Time: 7:00 PM - 10:00 PM

Location: Uptown Theater

120 E. Main St.

Grand Prairie, Texas 75050

Tickets: \$46 each includes dinner buffet, dessert, non-alcoholic drinks and the show. Cash bar. Call 972-237-8786 or visit [artsgp.org](http://artsgp.org)

### Sesame Street Live: Make a New Friend

Date: 02/19/2016, 02/20/2016, 02/21/2016

Time: 10:30 AM

Location: Verizon Theatre

1001 Performance Place

Grand Prairie, Texas 75050

Tickets: 888-929-7849 or [www.AXS.com](http://www.AXS.com), [www.verizontheatre.com](http://www.verizontheatre.com)

### Vietnamese New Year "TET" Festival

Saturday, February 6th 2016

The Vietnamese New Year "TET" Festival presented by the Vietnamese American community of Greater Dallas will be celebrated this year at Traders Village, February 6, 2016, the Year Of The Monkey. This special event will showcase a wide range of professional and community performing artists, business and corporate displays, traditional and non-traditional activities, tal-

ent competitions, food fair, art dealers and much more. Just imagine if Christmas, New Year's Day, Thanksgiving and your birthday were all rolled into one glorious holiday that lasted for two fun-filled days. Decked out in new clothes bought specially for the occasion, you'd spend the time leisurely collecting "good luck" money, visiting friends and family, setting off a few firecrackers and eating lots of yummy food. And best of all, nobody could get mad. The belief is that the way you act and the things you do during those crucial first days of the new lunar period will set the tone for the rest of the year. So, it is no wonder celebrants avoid arguments, put on smiling faces and give generous gifts of ripe fruits, delicate rice cakes and red envelopes stuffed with cash.

This is what TET (new year) celebrations are like for Vietnamese around the world. Observed for more than 4,000 years, it's a time to give thanks, ask for blessings to come, to put the past behind and to get ready to start anew.

List of activities:

Grand Opening Ceremony

Lion Dancing

Flag Presentations

Music / Dancing

Asian Entertainment

Martial Arts Exhibitions Cultural Foods, Arts & Crafts and Exhibits and much more!

Event Times

10 a.m. – 5 p.m. on

Saturday February 6, 2016

Big Red Patio next to the rides area

For more information on event call 972-310-4232.

Admission is FREE and it's just \$4.00 to park. Traders Village is centrally located in Grand Prairie, Texas just minutes from Six Flags Over Texas, off Highway 360 on Mayfield Road. For more info on Traders Village call 972-647-2331. Come out and celebrate over 40 years of fun at Traders Village!

### Dollar Chili

Saturday, February 20th 2016

Traders Village will be having Dollar Chili day on Saturday, February 20th. The Dollar Chili will be served in the Big Red Patio next to our family entertainment area of rides and games for all ages. There will also be other family fun activities including a DJ and clowns to entertain on this special day. Come out and enjoy the food, shopping, and rides that have entertained millions for the past forty years.

Admission is FREE and it's just \$4 to park. Traders Village is centrally located in Grand Prairie, Texas just minutes from Six Flags over Texas, off Highway 360 at Mayfield Road. For more info on Traders Village call 972-647-2331. Celebrating over 40 years of fun at Traders Village!

## Something is Hidden.

### Can you find it?



We have hidden in the Mira Lagos Messenger, a CUPID! Please email [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com) in the subject line put "I FOUND IT", a random drawing, WINS! Provide page item is on, name, address and phone number in the email.

**Good Luck and have fun!**

**If you find it there is a \$20.00 random gift card waiting for you.**

We have a



page check it out!



# Flag Program

Dear Friends,

As Boy Scouts of Troop 2014 sponsored by the East Broad Street Outreach Center, Mansfield, we enjoy bringing a patriotic spirit to your neighborhood by offering to place an American Flag in your front yard on five specific days of remembrance as listed below:

**Days of Remembrance**

- February 15, 2016 President's Day
- May 25, 2016 Memorial Day
- June 14, 2016 Flag Day
- July 4, 2016 Independence Day
- November 11, 2016 Veteran's Day

Checks in the amount of \$35.00 should be made payable to Troop 2014. Please mail the check to Mr. Mark E. James our Committee Chair at:

Mark E. James  
920 Leadville Drive  
Arlington, TX 76001-8541

Your contribution helps fund the following activities this year:

- Attend a week long summer camp filled with lots of outdoor activities and skills
- Advancement awards and other recognitions for the boys
- Camping equipment such as cook kits, chuck boxes, cooking utensils, tents, axes, saws, etc.
- Support Troop Service Projects with in our community of Mansfield

Your support will help scouts to become civic-minded and industrious citizens as they progress through our Boy Scout program, on their way to become an Eagle Scout. The young men and leaders of Troop 2014 thank-you for your support in our yearly activities.

Sincerely,  
Mark E. James  
Committee Chair Troop 2014  
817-797-9146



## Events at the Grand Prairie Libraries

**Free Zumba at the Warmack Library**

Burn calories among friends with free Zumba classes at Grand Prairie's Warmack Library. The free program series will let you sample this high-energy, aerobic dance style with no financial commitment. Classes will be each Thursday evening from 6:30 to 7:30 p.m. through March 24, 2016. There will be no sessions on these dates:

- December 24
- December 31
- January 7
- March 3

Tena Pruitt, a Zumba instructor

**Toddler Time! for ages 18 mos. to 3 years**

Get ready to shake, rattle, and roll as your toddler dances, marches, and runs their way to literacy success! This interactive story time gives your child the opportunity to explore their world with new friends as they begin to move about. During the program, your child will have a variety of manipulatives available in order to increase muscle development and communication skills.

- Main Library: 2 pm on Friday While we're closed for remodeling (tentatively scheduled for January, February and March), children's programs will be held at the Chamber of Commerce across the street at 900 Conover Dr..
- Warmack Library: 10:30 am on Thursday
- Shotwell Library: 12 noon on Tuesday

**Read, Play, Learn – all-ages storytime**

- Date: 02/23/2016 11:00 AM Come join us for family story time! A family that reads together, succeeds together! Show your child how much fun it is to listen to stories, and make connections through action, rhymes and activities.
- Main Library: 11 am on Tuesdays. While we're closed for remodeling (tentatively scheduled for January, February and March), children's programs will be held at the Chamber of Commerce across the street at 900 Conover Dr..
- Warmack Library: 10:15 am Friday
- Shotwell Library: 6:30 pm on Monday

## It's Girl Scout Cookie Time!!



Girl Scout Cookies will be available for purchase from 10am - 1pm on Saturday 2/6 at the South Mira Lagos Pool. For those wishing to support the Girl Scout Troop to Troop Program you can purchase cookies and those cookies will be donated to the military.

Last year the Mansfield ISD Girl Scouts received donations to purchase over 2,000 packages of Girl Scout Cookies.

Cookies are \$4.00 per package for your favorite flavors: Thin Mints, Caramel Delights, Lemonades, Thanks A Lot, Peanut Butter Patties, Peanut Butter Sandwiches, Shortbread

**When:**  
Sat 1/23 from 10am - 1pm  
and Sat 2/6 from 10am-1pm

**Where:**  
3025 S.Camino Lagos (S. pool parking lot)

# Make X and O Treats



### What You Need

- Valentine-themed cookie cutters (X and O cookie cutters, candy-landcrafts.com)
- Food coloring (if you wish)
- Wax paper

1. Follow the recipe for making the treats (this can be found on the back of the cereal box). Add food coloring to the mixture, if so desired.
2. Cover a flat surface with wax paper. Transport mixture here and flatten out. Create designs using cookie cutters.
3. Set wax paper on a tray and pop into the fridge.



## Homeowners, You are invited to the Mira Lagos Homeowner's Association Annual Meeting.

**Date: Thursday, February 25, 2016**

**Time: 6:30pm sign in – Meeting begins promptly at 7:00pm**

**Place: Mary Lillard Intermediate School**

**Address: 1301 N. Day Miar Rd, Mansfield, TX 76063**

This meeting will consist of voting in three (3) homeowner board members as we are at our conversion state and will be transitioning over from developer controlled to homeowner controlled. There will be no nominations taken from the floor the night of the meeting. Potential board members to be elected will have to submit their bio and application to the onsite office prior to January 31st, 2016. (email the manager for any information)

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community. Here are a few agenda items and meeting activities you won't want to miss:

- Meet board and committee members and the manager.
- Learn about the association's mission statement.
- Get an update on all current and future scheduled projects.
- Review the proposed budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!



## SHED REQUIREMENTS

ACC Request forms are located online via [www.miralagoshoa.com](http://www.miralagoshoa.com) and <http://texas.fsrconnect.com/miralagos>

Forms must be turned into the onsite office prior to any work being started and/or completed to avoid fines.

City permits are required in all cases.

Sheds are only approved for 8x10 (80 sq. feet) in size.

Materials: Wood, hardiplank, brick

Color: trim must be the same as the trim color as what is on the house

Roof: shingles must be the same as what is on the house.

# 2015 HOLIDAY LIGHT CONTEST!

Thanks for all that participated!

Looking forward to the 2016 War of Lights, Mira Lagos style.

Cordova: 3055 N. Camino Lagos:

Bella Vista: 2828 England Parkway

La Pradera: 3208 Pamplona

Sonora: 6940 Ponzano Dr.

Marbella: 2756 Explorador

El Arroyo: 3267 Yeltes

Escondido: 7008 Palencia Dr.

El Sendero: 2824 S, Serrano

La Tierra: 7255 Cedro

La Ensenada: 2927 Bahia Dr.

El Llano: 2955 La Roda

Valencia: 7315 Compas



# LEAP YEAR!

During leap years, an extra day added to the calendar to help synchronize it with Earth's orbit around the sun and the actual passing of the seasons. Why do we need these extra days?

Earth's orbit around the sun is 365.25 days. That's why we need a leap year every four years. The reason is that Earth takes approximately 365.25 days to orbit around the sun every year. It's that .25 that creates the need for a leap year every four years.

During non-leap years aka common years – like 2014 – the calendar doesn't take into account that extra quarter of a day actually required by Earth to complete a single orbit around the sun. In essence, the calendar year, which is a human artifact, is faster than the actual solar year, or year as defined by our planet's motion through space.

Over time and without correction, the calendar year would drift away from the solar year and the drift would add up quickly. For example, without correction the calendar year would be off by about 1 day after 4 years. It'd be off by about 25 days after 100 years. You can see that,

if even more time were to pass without the leap year as a calendar correction, eventually July would be a winter month in the Northern Hemisphere.

During leap years, a leap day is added to the calendar to slow down and synchronize the calendar year with the seasons. Leap days were first added to the Julian Calendar in 46 B.C. by Julius Cesar at the advice of Sosigenes, an Alexandrian astronomer.

In 1582, Pope Gregory XIII revised the Julian calendar by creating the Gregorian calendar with the assistance of Christopher Clavius, a German mathematician and astronomer. The Gregorian calendar further stated that leap days should not be added in years ending in "00" unless that year is also divisible by 400. This additional correction was added to stabilize the calendar over a period of thousands of years and was necessary because solar years are actually slightly less than 365.25 days. In fact, a solar year occurs over a period of 365.2422 days.

Hence, according to the rules set forth in the Gregorian calendar leap years have occurred or will occur during the following years:

1600 1604 1608 1612 1616 1620 1624 1628  
1632 1636 1640 1644 1648 1652 1656 1660  
1664 1668 1672 1676 1680 1684 1688 1692

1696 1704 1708 1712 1716 1720 1724 1728  
1732 1736 1740 1744 1748 1752 1756 1760  
1764 1768 1772 1776 1780 1784 1788 1792  
1796 1804 1808 1812 1816 1820 1824 1828  
1832 1836 1840 1844 1848 1852 1856 1860  
1864 1868 1872 1876 1880 1884 1888 1892  
1896 1904 1908 1912 1916 1920 1924 1928  
1932 1936 1940 1944 1948 1952 1956 1960  
1964 1968 1972 1976 1980 1984 1988 1992  
1996 2000 2004 2008 2012 2016 2020 2024  
2028 2032 2036 2040 2044 2048 2052 2056  
2060 2064 2068 2072 2076 2080 2084 2088  
2092 2096 2104 2108 2112 2116 2120 2124  
2128 2132 2136 2140 2144 2148 2152.

Notice that 2000 was a leap year because it is divisible 400, but that 1900 was not a leap year. Since 1582, the Gregorian calendar has been gradually adopted as a 'civil' international standard for many countries around the world.

An extra day added to the calendar every four years at leap year helps synchronize the calendar year with Earth's orbit around the sun. The extra days are added in accordance with standards set forth by the Gregorian calendar system, which is widely used in many countries around the world.

2016 is a leap year!!

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*Mira Lagos Expert*



"Our broker Christina Kang did an amazing job for us! We could not ask for any better customer service!"

Everett & Rebecca Walden

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Christina Kang 817.739.7433

## Make Buyers Fall for Your Home

Potential buyers may not value the same style & extra features as you. You can't approach the home selling process expecting every buyer to share all of those same values - and pay for them. When getting your home ready for sale, visit local model homes, read design magazines for ideas on updating, and remember to keep your home's design choices neutral and restful. When you need a little help, give an experienced local realtor a call. They can help you see your home through the eyes of a typical buyer. Often times, if a client needs a little help, I bring in a professional home stager to help get a home show ready. A little extra work before you list can pay off big once your home hits the market.



Broker & State Certified Residential Real Estate Appraiser (# TX-1336180-R)



# Brunch with Santa



## Santa Cop

Mira Lagos HOA like to thank all those that came out to drop off toys and canned food for Santa Cop. We had a huge success on delivery night with the families. Looking forward to next year!



# 3 Secrets to Lowering Your Property Taxes

Everyone likes a tax break, and you may be in line to get one. If you have already received your assessment notice, you may have to wait for next year. But there are still ways that you can lower your property taxes for this year. Keep reading!

## #1: Appeal Property Assessments

Think about this revealing fact: between 30% and 60% of homeowners are paying a higher property tax rate than they should be because of a bad property assessment. Yet only 1 in 10 homeowners ever contest that assessment.

Pull together information comparing your property to similar properties in your neighborhood. (A real estate agent may be able to help you with this.) Once you compare your rate to what others around you are paying, you will have a good idea about whether your assessment is wrong.

However, any improvements you have made since your last assessment will cause your property taxes to go up. Also, take a look at your property card by going down to your assessor's office to check for errors. Keep this in mind: up to 40% of homeowners who challenge their assessments win!

## #2: Tax Credits for Certain Improvements (Think Green)

An indirect way to reduce your property taxes is to offset them with tax credits. You would be amazed at how much money homeowners leave with the IRS at the end of each year simply because they did not claim all of the credits due to them.

If you make certain improvements to your home that fall into one of these categories, you could offset your property taxes by hundreds if not thousands of dollars. Here are three homeowner tax credits available to you:

- Home Improvement Loan Interest. Any home improvement loan of \$100,000 or less is tax deductible.
- Energy-Efficiency Tax Credit. Simple improvements like installing new efficient windows, HVAC, insulation, or storm doors can account for up to \$500 in tax credits.
- Renewable Energy Tax Credit. Green improvements like installing solar panels that supply your home with energy gives you a tax credit of 30% of your costs for buying and installing.

These tax breaks may change frequently, so consult a tax professional to discuss what is available to you.

## #3: Take Advantage of Tax Breaks

Finally, in addition to these measures, standard run-of-the-mill tax breaks can save you a lot of money. You need to bone up on the different credits afforded to you as a homeowner. Talk to a tax professional about shielding part of your home valuation from taxes. Ask what credits are available to you as a senior or a veteran. Regular mortgage deductions added up to close to \$2,000 in 2012.

Every locality is different, and some cities and states may offer additional tax breaks and property tax reductions that are not listed here. Check with your local county clerk's office or talk to a tax professional about more ways to reduce your property taxes

## Grand Prairie Snap & Send!



Grand Prairie residents using the city's new "Snap and Send" app can now report issues, such as street light outages and code violations, using their smartphones. The app, currently compatible with iPhone, iPad and iPod touch, allows users to specify the location of an issue and attach a photo to send directly to city staff as well as track the status of their service requests.

Search "Snap and Send Grand Prairie TX" in the Apple App Store and download for free. The city plans to make the app available for Android users in the future.

Residents can also report issues directly through the city's website at [gptx.org/report](http://gptx.org/report) or call city offices at 972-237-8000.



**Looking to meet new people with your same interests and have fun doing it? Look no further, Mira Lagos has many Activity Groups to choose from.**

**Lucky River Poker Club for ML Men**  
Contact Mike Watkins, [Watkins9111@att.net](mailto:Watkins9111@att.net)

**Lucky River Poker Club for ML Women**  
Contact Lisa Watkins at [watkins9111@att.net](mailto:watkins9111@att.net)

**LCR for ML Ladies**  
Contact Elissa Sherlock, [Esherlock@me.com](mailto:Esherlock@me.com)

**Bunco for ML Ladies**  
Contact Julie Jordon, [jordanjules@gmail.com](mailto:jordanjules@gmail.com)

**Singles Group**  
[AdventurousEvents@gmail.com](mailto:AdventurousEvents@gmail.com)

**Wine Down Wednesdays**  
[Winedownwednesdays@hotmail.com](mailto:Winedownwednesdays@hotmail.com)

Have an organized group not listed?  
Please contact [communications@miralagoshoa.com](mailto:communications@miralagoshoa.com).

# Assessment News

Association Members:

By now you should have received your statement for the 2016 Homeowner's Association Assessments. As managing agent for Mira Lagos Homeowners Association, FirstService Residential hereby notifies you that the Board of Directors has approved the 2016 Operating Budget. Due to the increasing landscape contract costs, utilities, and our desire to continue to make Mira Lagos an outstanding community, the assessment rate for 2016 has increased 10% per the governing documents.

The payment due date is/was January 30th, 2016. If you were unable to make full payment by that due date please email the onsite office to stop the late fees and interest payments and get set up on a payment plan for a \$50.00 fee. Spread the payments out if needed for 4-6 months.

If you have any questions or concerns regarding your assessment, please do not hesitate to contact me via email at [stacy.mcgrath@fsresidential.com](mailto:stacy.mcgrath@fsresidential.com).

Sincerely,  
Stacy McGrath  
Onsite General Manager

## Timely Assessment Payment Saves Us All Money!

In order to meet its financial obligations, our association depends upon the timely receipt of our monthly assessments from the owners.

When our community's budget is approved by the Board, it assumes two things: the amount of income must equal the amount of expenses, and, that each homeowner will pay his or her maintenance assessment in a timely manner. If one or the other fails to happen, we have a cash-flow problem and it usually results in costing all of us more money in the long run.

Our community depends entirely upon the monthly assessments to pay its bills (insurance, landscapers, water, electricity, gas, management, etc.). Whenever homeowners are delinquent in paying their assessments it creates a "cash-flow shortage" that may prevent the association from paying its bills in a timely manner. There is no other source of income available to make up for the shortage. If we "borrow" money from the reserves to pay for operating expenses, we are required to pay it back, thus we create even more expenses. Ultimately, when even a few homeowners fail to pay their assessments on time it ends up costing us all more. That is because since most of our expenses are pre-determined, the only way to make up for a cash-flow problem is to increase the amount of money coming in, or in other words, raise our monthly assessment amount. We can all take part in keeping our community's expenses down, and one of the best ways is to make sure that your monthly assessment check is sent on time!

# Who to Call



- Non-emergency Police .....(972)-237-8700
- Fire Department .....(972)-237-8300
- Animal Services
- Loose animals, barking dogs ..... (972)-237-8575
- City Code Enforcement
- storing vehicles, unkempt yards .....(972)-237-8049
- .....or (972)-237-8296
  
- Oncor - Street lights out .....(888)-313-4747
- <https://www.oncorstreetlight.com>
  
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## Martin Luther King Quiz

by Borgna Brunner

Test your knowledge on Martin Luther King with this quiz.

1. Martin Luther King was best known for his philosophy of

- black nationalism
- civil disobedience
- socialism

2. Which of these major events first distinguished Martin Luther King as an important civil rights leader?

- The Montgomery Bus Boycott
- The March on Washington
- Brown v. Board of Education

3. Martin Luther King was the leader of which organization?

- The Southern Christian Leadership Conference (SCLC)
- Student Non-Violent Coordinating Society (SNCC)
- The Nation of Islam

4. Martin Luther King received a Ph.D. from Boston University in what field?

- political science
- history
- theology

5. In 1963, Martin Luther King was arrested and jailed during anti-segregation protests in Birmingham, Alabama. What famous work did he write during that time?

- Why We Can't Wait
- Where Do We Go From Here? Chaos or Community
- Letter From Birmingham City Jail

6. What world-famous prize was Martin Luther King honored with?

- The Pulitzer Prize
- The Nobel Peace Prize
- The Nobel Prize in Literature

7. Which of these quotations is by Martin Luther King?

- "I am America. I am the part you won't recognize. But get used to me. Black, confident, cocky; my name, not yours; my religion, not yours; my goals, my own; get used to me."

- "You're either part of the solution or part of the problem."
- "I have a dream that one day this nation will rise up and live out the true meaning of its creed: "We hold these truths to be self-evident: that all men are created equal."

8. Where did Martin Luther King give his famous 1963 "I Have a Dream" speech?

- During the March on Washington
- When he accepted the Nobel Peace Prize
- During the Birmingham Bus Boycott

9. Who assassinated Martin Luther King?

- James Earl Ray
- Sirhan Sirhan
- Mark Chapman

10. The city in which Martin Luther King was born has numerous memorials and historical landmarks associated with him—what city is it?

- Memphis
- Detroit
- Atlanta

Email [Matt.Urbaniak@fsresidential.com](mailto:Matt.Urbaniak@fsresidential.com) for the answer sheet. See how well you did.



## Black History Month

"Freedom is never given; it is won."  
- A. Philip Randolph