



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

Who's your favorite? Tweet to @MiraLagosHOA with hashtag #MLMessenger!

Find us online at:

www.facebook.com/MiraLagosHOA

www.twitter.com/MiraLagosHOA



Association Contact Information

www.miralagoshoa.com

www.texas.fsrconnect.com/miralagos

On-Site Management
Stacy McGrath, General Manager
manager@miralagoshoa.com

Matt Urbaniak,
Assistant Manager
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

Meetings: monthly

Social

Deirdre Garrett

Cecelia White, Co-Chair
social@miralagoshoa.com

Meetings: 2nd Wednesday monthly

Landscape

Pam Downs and Lisa Watkins,
Co-Chairs

landscape@miralagoshoa.com

Meetings: 1st Wednesday monthly

Welcome

Elissa Sherlock

welcome@miralagoshoa.com
Meetings: monthly/electronically

Pool and Sports

Mike Joffrion

poolsandsports@miralagoshoa.com

3rd Tuesday (Apr-Sept)

**New Members welcome
on all committees!**

Board of Directors

Joshua Spare, Resident Member
Jessica Cafferata, Resident Member
board@miralagoshoa.com

Three new positions

Robert McLain, Co-Chairman
safety@miralagoshoa.com

Safety

J. Hughes, Chairman

Meetings:

1st Tuesday monthly



As a nonprofit hunger relief organization, we distribute donated, purchased and prepared foods through a network of more than 340 Food Assistance Partners in 13 counties. Every day, we support the nutritional needs of children, families and seniors through education, advocacy and strategic partnerships.



North Texas Food Bank
4500 S. Cockrell Hill Road
Dallas, TX 75236-2028
214.330.1396
ntfb.org

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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Manager's
Corner

Spring has sprung! As the days of being stranded indoors by the rain and cold weather fade to a distant memory, lawns are becoming more colorful and families are venturing out to enjoy the warmer weather. It has been a pleasure to see so many families enjoying the park while I have been in the community on beautiful days.

As everything springs back to life, I will be focusing more on compliance of the landscaping portion of the governing documents for your community.

During my recent drives through the community, it has become apparent that weeds are here in full force. The rain and sporadic temperatures have fueled weed growth. This is

the perfect time to treat your lawn and hand-pull weeds from the tree wells and flower beds. While a few weeds may not draw much attention, weeds spread quickly and can create quite an eyesore of an entire street in very little time. Mowing them will not make them go away. It is important to use weed treatment in your grass and pull them from the root in your flower beds and tree wells. Getting a head-start in ridding your lawn of these unsightly invaders will not only help improve the curb appeal of your home, but will help your neighbors control their weeds as well.

While working in your lawn, it is also the time to trim trees and shrubs as well as replace or remove any dead trees/tree stump and any other dead foliage in your lawn.

If you receive a notification of violation and need more time to correct the issue or have a question, please contact me. Opening the lines of communication is the main intent of the friendly reminder that is sent as a first notice of violation. By working together, we can preserve and improve the beautiful community of Mira Lagos.

~ Stacy McGrath



Community Partners

Coming soon.

NOW IS THE TIME TO APPLY YOUR PRE-EMERGENT!

Pre-Emergent herbicides must be applied before weeds emerge to have any real effect, since they work by preventing weed seeds from germinating in the first place. If you wait until after the weeds emerge, the herbicide won't have any effect.



1st Application **FREE***



Family Owned & Operated
Insured

817-423-2273

www.lawnpatrolservice.com

"Growing a greener tomorrow one yard at a time."



*with annual program agreement. Offer cannot be combined with any other offer. New customers only! Offer expires 3/31/2016. Based on 6,000 square foot lawn.



What's Happening



Free Electronics Recycling

Date: 03/05/2016 9:00 AM - 11:00 AM

Location: Development Center Parking Lot
206 W. Church St.

Grand Prairie, Texas 75052

Items accepted include computers, laptops, printers, VCRs, DVD players and TVs.

No registration required. Proof of residence in the form of a driver's license or water bill required.

For more information, call 972-237-8151 or visit gptx.org/recycling.

There is also a Household Hazardous Waste Collection Day at the same time and place as the Electronics Recycling Event. Registration is required for Household Hazardous Waste. Register online at www.gptx.org/WQ/HHW.

For more info on Traders Village call 972-647-2331.

Low Cost Pet Vaccination Clinic

Date: 03/12/2016 10:00 AM - 12:00 PM

Location: Prairie Paws Adoption Center Conference Room
2222 W. Warrior Tr.

Grand Prairie, Texas 75052

For more information: 972-237-8575

Easter Egg-stravaganza Egg Hunt

Grand Prairie's annual Easter Egg-stravaganza Egg Hunt will be Saturday, March 26, 2016.

Location: Lynn Creek Park, 5610 Lake Ridge Parkway, Grand Prairie, TX 75052

Cost: Free event with proof of Grand Prairie residency. \$10 per carload for non-residents.

Ages 10 and younger Children 10 and under hunt for thousands of eggs and prizes. Kids are divided into three age groups (5 years & under, 6-8 years, 9-10 years) in three different hunts.

Information: Parks, Arts and Recreation Department, 972-237-8100

Concerts in the Park

Date: 03/25/2016 7:00 PM - 9:00 PM

Location: Central Park - Summit Plaza Garden
2975 Esplanade

Grand Prairie, Texas 75052

Spring Concerts in Central Park 7-9 p.m. – rain or shine – March 25, April 1, April 8 and April 15.

Rain venue: The Summit Ballroom

Concerts in the Park are sponsored by: Grand Prairie Arts Council and City of Grand Prairie Parks, Arts and Recreation Department

Information: Grand Prairie Arts Council, 972-642-2787

Traders Village - Cheep Thrills Bird Show

Date: 03/27/2016 10:00 AM - 5:00 PM

Location: Traders Village
2602 W. Mayfield Rd.

Grand Prairie, Texas 75051

972-647-2331 or www.tradersvillage.com/grand-prairie

Your Organized Home

Date: 03/31/2016 6:31 PM - 7:31 PM

Location: Warmack Library
760 Bardin Rd.

Grand Prairie, Texas 75052

Lorraine Brock is the founder and president of Get Organized!

At this free program, she will teach the basics of organizing homes to free them from out-of-control clutter. She will also take questions on topics like senior downsizing, car organization, paper clutter, kid's rooms and more. Be sure to register for her organizational door prize!

Call 972-237-5770 for more information.

Something is Hidden. Can you find it?

We have hidden in the Mira Lagos Messenger,

A BASKETBALL

Please email 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.

Women's Self Defense Class



The Mira Lagos HOA Safety Committee presents a free seminar for Mira Lagos residents and their guests! WOMEN'S SELF-DEFENSE

Thursday, March 10th, 2016 Doors Open 6:45 PM Class 7:00 PM – 8:30 PM Cora Spencer Elementary, 3140 S. Camino Lagos, Grand Prairie, TX 75054 Class will cover the ABC's of self-defense and applied in hands-on physical drills that can be reviewed at home. Attendees should wear comfortable workout clothing and athletic shoes. R.S.V.P. to safety@miralagoshoa.com. Please provide a name, address and phone number for each participant.



Date: Sunday, March 20th, 2016

Time: 4:30pm-6:00 pm

Where: Grand Homes – Model home (Las Brisas)
Address: 7404 Brisas Ct.

RSVP: welcome@miralagoshoa.com

Come meet your neighbors at a meet and greet!
Door prizes and snacks for all.

Calendar of Events for March



- **Women’s Self Defense Training – March 10th**
- **Daylight Savings Time – March 13th**
- **Saint Patrick’s Day – March 17th**
- **Spring Break – March 14th-18th**
- **Garage Sale – Saturday, March 19th**
- **Welcome Reception – March 20th**
- **Easter Sunday – March 27th**

Mira Lagos

Community Garage Sale!
Saturday, March 19th, 2016
7:00am – 3:00pm

Make that effort to clean out those garages to put your cars in before the spring storms come rolling in. It’s time to clean out the closets of all that unused, unwanted items.

Get your garage sale permit from the city of Grand Prairie www.gptx.org – email the social committee social@miralagoshoa.com your permit number and your home address, you’ll be placed on the flyers that will be put out the Friday before the garage sale.



TRASH BASH 2016

Is your garage full of un-needed, un-wanted trash?



Our City Councilmen Richard Fregoe and Jeff Wooldridge have designated a date and time that you as residents can clean out those garages and backyards.

If you have some trash that needs to be thrown out, please make time to do the drive-thru at the onsite office of Mira Lagos at 3025 S. Camino Lagos

March 26th, 9am-12noon only.

Let’s keep Mira Lagos clean!

North Texas Irish Festival – March 4th-6th

Description: Legends and Legacy: North Texas Irish Festival Celebrates Celtic Culture - The 34th Annual North Texas Irish Festival returns to Fair Park March 4-6, 2016, this year celebrating the legends of the past and the legacy that continues to draw tens of thousands of fans to Dallas for everyone's favorite celebration of music and Irish culture. Presented by the Southwest Celtic Music Association, a non-profit that fosters the great tradition of Irish culture in North Texas, this largest cultural festival in DFW is also revered as one of the best Irish festivals in the U.S. This year's theme, "Legends and Legacy," highlights some of the true legends of Irish music who will also grace the stage at North Texas Irish Festival, including crowd favorites Altan and Solas, among other featured performers from around the world. New this year is a special appearance from Celtic Aire, the premier folk ensemble of the U.S. Air Force, and Scythian, a Celtic band from the Ukraine that specializes in "immigrant rock." From highlighting true legends of Irish music to continuing the legacy through newer, younger musicians emerging from the North Texas hotbed of Irish music, North Texas Irish Festival proves to be another rich, cultural experience that

will have toes tapping and minds blown. The North Texas Irish Festival features top Irish musicians and dancers from around the world and a number of cultural presentations on 13 stages at Fair Park. After all that music and dancing, hungry appetites can be satisfied with Irish stew, Shepherd's pie, or even fish and chips at one of the many food booths featuring traditional Irish cuisine. Cooking presentations from top chefs will modernize Irish classics with new flavor twists and cook with traditional Irish ingredients like Guinness -- fare that attendees can taste and then wash down with a glass of their favorite Irish beverage. Whiskey tastings, blacksmithing demonstrations, horse displays and more allow attendees to experience Celtic culture. Urchin Street kid-friendly activities include children's entertainment, a petting zoo, safety demonstrations and art activities. Storytellers (those blessed with the Blarneys gift of gab!) will weave tales of Celtic lore for everyone to enjoy.

When: Friday, March 4 through Sunday, March 6, 2016

Hours are Friday: 6 to 11 p.m.; Saturday, 10:30 a.m. to 11:30 p.m.;

Sunday, 11:30 a.m. to 7:30 p.m.

Where: Fair Park, Dallas, TX

Tickets: Tickets will be available online at www.NTIF.org and at DFW-area Tom Thumb stores in Feb. 2016. Friday night: FREE from 6 to 7 p.m.; \$10 after Saturday and Sunday: At the gate, a one-day ticket is \$20 on Saturday and \$15 on Sunday, two-day ticket is \$25, and weekend pass is \$30. Discount tickets can be purchased at area Tom Thumb stores in February. Children 11 and under FREE when accompanied by adult family member. Tickets for seniors over 65 or current military members (with valid military ID) receive \$5 off. Dogs are allowed in on a short leash and a \$1 donation is requested, which will be given to animal rescue groups supported by the festival. Leprechauns (in full ceremonial dress and carrying a pot of gold) are FREE. **National Headlining Performers:** Altan, Solas, Cathie Ryan, Jed Marum, Ed Miller, Patrick Ball, Makem & Spain, Scythian, and special guests Celtic Aire, the premier folk ensemble of the U.S. Air Force **Phone:** Public Information: (214) 821-4173 **Website:** www.NTIF.org **URL:** <http://www.ntif.org>.

Beer Braised Pork Slider

Ingredients (10)

- 2 tablespoons kosher salt
- 1 tablespoon ground chili powder
- 1/2 teaspoon ground cinnamon
- 4- to 4-1/2-pound boneless pork butt, butcher's twine or netting removed
- 2 tablespoons vegetable oil
- 8 medium garlic cloves, smashed
- 2 medium habanero chiles, sliced into rounds
- 2 medium yellow onions, halved and thinly sliced
- 24 ounces brown ale
- 1 tablespoon cider vinegar

Instructions

1. Heat the oven to 300°F and arrange a rack in the middle. Place salt, chili powder, and cinnamon in a small bowl and stir to combine. Coat pork butt with 1 tablespoon of the vegetable oil, then coat all sides with all of the spice mixture. Let sit at room temperature for 30 minutes.

2. Heat remaining 1 tablespoon oil over medium-high heat in a Dutch oven or a large, heavy-bottomed pot with a tightfitting lid until just starting to smoke, about 5 minutes. Add pork and brown on all sides, about 15 minutes total.

Remove pork to a plate and discard all but 1 tablespoon of the fat in the pot.

3. Reduce heat to medium and add garlic, chiles, and onions. Cook, scraping up any browned bits from the bottom of the pot, until softened, about 15 minutes. Increase heat to medium high, add reserved pork and beer, and bring to a boil. Cover, transfer to the oven, and cook until pork is tender and falls apart when shredded with a fork, about 3 hours.

4. Place a large strainer in a large bowl and pour the contents of the pot into the strainer, reserving the liquid. Place pork and strained solids back in the pot and shred pork with two forks, removing any large pieces of fat. Measure 3 cups of the reserved braising liquid (you may not need all of it). Use a fat separator to remove the fat from the liquid until you have 1 cup. (Alternatively, let the pork and braising liquid cool, then refrigerate both overnight or until the fat solidifies on the surface of the liquid. Once the fat has formed a hard layer, scrape it off and discard.)



Add liquid to the pot and stir to combine. Add cider vinegar and stir to combine.

Summary- Nicely spiced, and deeply flavored from slow cooking, this beer-braised pork is versatile enough to feel at home on nachos, in sliders, or simply spooned atop some mashers for an unparalleled comfort meal.

What to buy: Use a brown ale such as Newcastle; bitter or hoppy beers such as IPAs should be avoided, because they will make the pork taste bitter.

Every year the Safety Committee lines up a long list of free activities to help residents stay safe in our community. We have teamed up with Bearfoot Management, the City of Grand Prairie Fire and Police Departments, Mansfield ISD, the Parks and Recreation Department, and the Church on Rush Creek to make these events a reality.



The following is a list of activities for 2016. More details will be provided as the event dates draw near. Keep informed with the Mira Lagos Messenger, ENews, and NextDoor.

- March 10. Women Self-defense Training
- June 11. Pool and Lake Safety Class for Kids.
- July 21. CPR Training (Certification cards given)
- August 11. First Aid Training (Certification cards given)
- October 4. National Night Out
- December TBA. Santa Cop/Santa Spot Event (Toys and donations to benefit Grand Prairie residents).

All Safety Committee members are resident volunteers, including the committee chairs. We are always looking for residents that would like to contribute to our community. If you would like to be a member of the Safety Committee or serve as a committee chair, please contact us at: safety@miralagoshoa.com.

Kids Corner

Bunny Bait Muddy Buddies



Ingredients

- 4 1/2 cups Rice Chex® cereal
- 1/2 cup white vanilla baking chips
- 1/4 cup peanut butter
- 2 Tbsp butter
- 1/3 cup powdered sugar
- Colored Sprinkles and Candies
- white chocolate covered pretzels

Instructions

1. Place cereal in medium bowl. In small microwavable bowl, microwave vanilla chips, peanut butter and butter uncovered on High 1 minute to 1 minute 30 seconds, stirring every 30 seconds, until melted and smooth. Pour peanut butter mixture over cereal, stirring until evenly coated.
2. Place 1/2 of the cereal mixture in 1-gallon food-storage plastic bag. Add powdered sugar. Seal bag; shake until well coated. Spread on waxed paper or foil; cool about 15 minutes.
3. Meanwhile, stir candies and sprinkles into remaining cereal mixture. Spread on waxed paper or foil; cool about 15 minutes.
4. In serving bowl, mix both cereal mixtures. Store in airtight container.

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Mira Lagos Expert



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Everett & Rebecca Walden

FREE MARKET ANALYSIS
Christina Kang 817.739.7433

Spring Cleaning Checklist

- Dust baseboards, ceiling fans, and shades
- Vacuum AC vents & smoke detectors
- Clean windows & rinse window screens
- Shampoo carpets & area rugs
- Clean window treatments
- Clean oven and grill
- Clean and re-seal grout & stone finishes
- Drain & refill hot water heater
- Replace mulch in flower beds
- Wax wooden furniture
- Clean upholstered furniture
- Wipe down cabinets and doors
- Wipe down walls & light switches
- Clean jetted tubs (with dish washing tablets)
- Trim shrubs and trees away from the house



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

Spring Break things to do:

Great Wolf Lodge & Waterpark in Texas. Not far from DFW Airport Great Wolf Lodge is an indoor water paradise for families – a place where the crazy fun of summer prevails at a comfortable 84 degrees. The water complex spans more than 80,000 square feet and creates an oasis of fun for kids of all ages. From tubing runs, water rafting for the whole family and twin three-story water slides to interactive splashing adventures at Fort McKenzie, the choices for high energy fun are plentiful. Little surfers will appreciate the features zero-depth entry wave pool action. Perhaps the biggest thrill is Alberta Falls the four-story slide that twist its way to the plunge pool. Bonus Points: When water is not enough buckle up and enjoy the ride in the Holly Wood XD Theater. (100 Great Wolf Drive Grapevine Texas 76051. (817) 488-6510 or www.GreatWolf.com)

Dallas CityPASS - Create Your Urban Family Adventure. Save time and money and see the best of Dallas with your kids including the Perot Museum, Reunion Tower Geo-Deck, Dallas Zoo and the Dallas Arboretum and Botanical Garden.

Here's the scoop. Like all the other popular destinations with CityPASS savings booklets, Dallas CityPASS® ticket booklet offers prepaid admission to the best spots in the city. It is the second CityPASS program in Texas, with the first being Houston.

Each Dallas CityPASS booklet contains two option tickets. On the first, visitors can choose between The Sixth Floor Museum at Dealey Plaza or the Dallas Zoo.

The Sixth Floor Museum at Dealey Plaza, located on the sixth and seventh floors of the former Texas School Book Depository warehouse, uses films, photographs and other artifacts to chronicle the life, death and legacy of President John F. Kennedy.

Dallas CityPASS may be purchased online at CityPASS.com or at any of the CityPASS partner attractions listed above. They are valid for nine consecutive days, beginning with the first day of use. Visitors who use all of the booklet's tickets will save at least \$30.30 on combined admission to the included attractions.

A Texas Dinosaur Adventure for Three Generations. Our most recent North Texas dinosaur adventure took place at Dinosaur World near Glen Rose. It was led by and energetic three-year-old with two of his older and more knowledgeable companions as aids.

Glen Rose is a sleepy town south of Fort Worth but it offers a surprising number of terrific, screen-free activities for families including Dinosaur Valley State Park, Fossil Rim Wildlife Refuge and Dinosaur World. Add to the trio roadside stops for rock hounds, trail rides, and rodeo events. Pie Peddler at the center of town sells the most scrumptious pies including classic buttermilk, cocoanut caramel, and their famous pecan. The best stop for lunch is Storybook Café home of the dinosaur sandwich and of course delicious soups, wraps plus books,book,books. Location on the planet. 1058 Park Road 59 Glen Rose, TX 76043.

Make it happen. (254) 898-1526 or go to [Dinosaur World Texas](http://DinosaurWorldTexas.com). Content, opinions and images by Nancy Nelson-Duac, Curator of the Good Stuff for the Family Travel Files. Copyright 2016.



Article V Architectural Control Committee Section 5.3 Procedures for Approval

- (a) As to any matter with the scope of the ACC's authority under this Declaration, each of the following documents (and all modifications thereof) to the extent applicable, must be submitted to the ACC in duplicate at the onsite office, or such other address as may hereafter be designated in writing from time to time, and its approval must be obtained, in writing, prior to the documents submission to the City (to the extent the City's approval is required) or prior to its implementation:
 - Preliminary plat or re-plat;
 - Final plat or re-plat
 - Engineering plans and specifications
 - Landscaping fencing and general development plans;

- Plans for any Improvements, showing the nature, kinds, shape, height, materials, and location of all landscaping and Improvements, and specifying any requested variance from the setback lines, garage location or other requirement set forth in the Declaration, and, if requested by the ACC, samples or proposed construction materials; and
- Any other data or information requested or deemed reasonable necessary by the ACC.

The ACC may postpone its review of any matter submitted for approval pending receipt of any information or material with the ACC, in its sole discretion, may require. At such time as the submitted documents meet the approval of the ACC, one complete set of the submitted documents will be retained by the ACC, and the ACC will notify the appropriate party in writing of its approval. If disapproved by the ACC, the ACC shall deliver to the appropriate party a written statement of disapproval setting forth the reasons

for disapproval, which statement shall be signed by authorized representative of the ACC. In no event shall the ACC give oral approval of any documents. If the ACC fails to respond to submitted documents within forty-five (45) days after the date of submission, the matters submitted shall be deemed to be approved ten(10) days after written notice to the ACC which written notice shall state the ACC's failure to respond within such ten(10) day period will result in a deemed approval of the submitted item. ...

Section 5.4 Standards

The ACC shall use its best efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with the standards set forth in this Declaration, provided that the ACC shall have sole discretion with respect to all standards specified herein. One objective of the ACC is to conform generally to community standards and prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built or maintained in the Property...

Avoiding Conflict With Neighbors



We all can just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting. Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Know your differences. Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.

Consider the view. Keep areas of your property that others can see presentable.

Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss.

Let your neighbors know if something they do annoys.

Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

It's Cookie Time!



For more information about the Cookie Program, visit

www.texascookietime.org



Reach Your Neighbors! Advertise in this Magazine!



Contact Community News Connection for more information:

972-396-8855

info@communitynewsconnection.com

Mira Lagos *United*

By the time this article comes out, we will have begun our transition to all-homeowner HOA Management. That is very exciting—and very serious. As a 2006 resident, I have seen Mira Lagos grow and we have an incredibly diverse, creative, active and, sometimes, frustrating neighborhood. I love every bit of it!

There are times when I have been involved, and others that I have not—due to my work priorities, my personal priorities, or just having the confidence that our HOA Board was going to make the best decisions for me and my neighbors. The former HOA Board, made up of two of our homeowners and three Development Company professionals, had experience and resources that allowed Mira Lagos to continue to grow. I remember one particular Annual Meeting where it was disclosed that the Developer had supplemented our finances out of their own pocket. That told me that they had a real commitment to Mira Lagos as a community. Obviously, it is important to them as a business, too, that we are one of their shining examples as they move on to other developments.

So not unlike our time in life when we left home for the first time with all our belongings; headed to college or our first “real” job, or the military...the apron strings are now severed, and we are on our own. We are now responsible for ourselves, and that will take all of our



collective experiences to make this the best neighborhood we have ever called home. It will not be easy. Since the former HOA Board was majority-Developer, they often made decisions for us that moved us along and kept us growing. Now, we have six homeowners, just like you and me, who we have entrusted to do the same.

Decisions about everything from landscapers to pool companies will have to be made. We all want to live in a proud community that keeps growing and stays beautiful. Now is the time to go back to our community deed restrictions and remind ourselves what we signed up for. There are specific things in the deed restrictions that you may not be aware of. Our HOA agreement and By-Laws are also important in that they contain specific language about our community that we may have for-

gotten, or never really paid attention to. I know that I have looked at them, but really need to look again—many of the issues we may face going forward may already be laid out for us in those documents. Since it has been a dozen years or so, we may also want to look at those documents to make sure they are relevant to today’s environment.

As a fellow homeowner, I want our neighborhood to be a beautiful, safe, efficient place where all of us can be proud to say we live in Mira Lagos. Your input and feedback is so important to the future of this HOA. Every voice represents our community. I am excited about the coming years and our opportunity to work together to make Mira Lagos the premier community in Grand Prairie. I know that personally I am going back to look at everything I signed and try to understand how the Developers and the city of Grand Prairie wanted Mira Lagos to be. Perhaps we can have a question and answer column in our newsletter that the new HOA Board will use, or some type of mailbox for that kind of thing. OK, I have made my first suggestion to the Board!

Mira Lagos is Spanish; “Mira” means “Look” and “Lagos” is “Lakes”. We want everyone to “Look at our Lake(s), ponds and all that we have to offer homeowners. We can do this together. Here we go.....!

Eloy Villafranca



Grand Prairie, TX – The Grand Prairie Police Department is proud to announce the sixth consecutive year of a crime decrease in the City of Grand Prairie. UCR Part 1 Crimes (Murder, Rape, Robbery, Aggravated Assault, Burglary, Theft and Auto Theft) were down 9% in 2015 as compared to 2014. Overall, crime has decreased 42% since 2010 (Violent Crimes decreased 6%; Property Crimes decreased 45%). This six-year decrease translates into 3,382 fewer crime victims in 2015 as compared to 2010.

Since 2010, the individual crime decrease categories are as follows:

- 28% Decrease in Robberies
- 19% Decrease in Aggravated Assaults
- 64% Decrease in Burglaries
- 36% Decrease in Thefts
- 45% Decrease in Auto Thefts

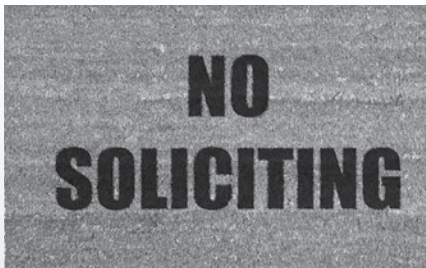
The Grand Prairie Police Department attributes these sustained and historic

decreases to the hard work of the men and women of GPPD and continuance of the following three-part strategy:

- Focus on intelligence-led policing and technology to anticipate crime and place resources on hot spots
- Community Policing - volunteerism and community partnerships jointly addressing quality of life issues
- Responsibly aggressive enforcement and identification of active, repeat offenders

While many factors affect a crime rate, the Grand Prairie Police Department believes their holistic approach to policing, community partnerships and public trust have contributed to less crime and improved quality of life in the city. www.gptx.org

SIDESTEPPIING SOLICITORS



Annoyed by the persistence of solicitors' unwelcome knocks on the door? It seems like no matter what they do, they always manage to show up on your front porch. They come with fliers, door hangers, a rehearsed speech and the distinct ability to ignore the polite decline of the products they're peddling—cleaning supplies, appliances, cosmetics, magazine subscriptions, home-improvement products, coupons for local businesses and other unwanted items—sometimes even making you feel trapped in your own home.

Homeowners associations are particularly easy, frequent targets of commercial, religious and political solicitors; part of the appeal is that population density makes our association an easy environment for them to canvas. Because of this, finding a way to keep solicitors away can be invaluable.

The simplest way to deter solicitors is by posting a “No Solicitors” sign in your yard, on your door or in your front window. If you get knocks on the door anyway, you also can ask solicitors for their license, permit or company identification; many don't have it and will leave. If the solicitor doesn't leave or keeps coming back, tell them the community has nuisance restrictions and there are legal ramifications for violating them. And if that's not enough to make them high-tail it off of your lawn, you can also call the non-emergency police.

While a visit from a solicitor is often annoying, they can sometimes be more than just a nuisance; some might have ulterior motives, such as fraud, canvassing a home to commit a crime or other unseemly behavior. If you believe a solicitor is acting suspiciously or you feel threatened, call the police immediately to help you avoid a potentially dangerous situation.

So stay safe, keep your sanity and do your part in discouraging solicitors from trolling our community. You'll soon hear just how sweet an un-rung doorbell sounds.

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>

- Grand Prairie Peninsula PID (972)-237-8091
- Garbage and Recycling(972)-237-8151
- Water Department -(972)-237-8200



SHED REQUIREMENTS

- ACC Request forms are located online via www.miralagoshoa.com and <http://texas.fsrconnect.com/miralagos>
- Sheds are only approved for 8x10 (80 sq. feet) in size.
- Materials: Wood, hardiplank, brick
- Forms must be turned into the onsite office prior to any work being started and/or completed to avoid fines.
- 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.
- City permits are required in all cases.

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ACC Use Only**Rq. No.****Phase**

Mira Lagos Homeowners Association - ACC

Property Modification Approval Request Form

As each of us bought our property in Mira Lagos, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping Mira Lagos a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The ACC tries to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S) EMAIL ADDRESS:

<i>Name(s)</i>	
<i>Address</i>	
<i>Phone</i>	
<i>Best time to call:</i>	

2. ABOUT THE PROJECT

<i>Proposed start date</i>	<i>Proposed completion date</i>
<i>Describe the nature of the project (attach pages as necessary)</i>	
<i>Location (attach sketch/drawing)</i>	
<i>Dimensions</i>	<i>Distance from fences and easements</i>
<i>Colors</i>	<i>Shape</i>
<i>Materials</i>	
<i>Builder</i>	
<i>Other (specify)</i>	

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project's location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
			I/We have read the appropriate Deed Restrictions
			I/We have obtained a Grand Prairie building permit (attach copy) City approval does not supersede deed restrictions.
			This project will require a fence removal (if yes, inform Association Manager)
			Completed project will be visible from the street
Check any that apply:			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started

<i>Homeowner's Signature</i>	<i>Date</i>
------------------------------	-------------

Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Mail this request, along with all supporting documents, drawings, photographs, etc. to:

FirstService Residential
 3102 Oak Lawn Ave, Ste 202
 Dallas, Texas 75219

**For additional information call:
 817-473-6787**

Stacy McGrath
 Association Manager

Email – manager@miralagoshoa.com