



## *In This Issue*

Water Conservation Ordinance .....3  
Annual Meeting Recap .....5  
HOA Upcoming Events & Activities..... 6-8

Resident Run Clubs & Activities .....9  
Please Help the Waterfowl: Part 3.....14  
“Don’t Bag It” Lawn Care Plan .....16

# Do You Like Mira Lagos HOA On Facebook?

The number of users on our neighborhood Facebook page is growing! On our page you will find information to enhance your knowledge of the community.



[facebook.com/miralagoshoa](https://facebook.com/miralagoshoa)  
Like your page today!

*The MiraLagosHOA Facebook page is managed by the Communications Committee and is just for fun! A volunteer will reply to comments when appropriate, but customer service is not provided through the page. If you need homeowner assistance, please contact FirstService Residential Management directly. Association Contact Information is on page 2.*



## Love the Messenger? Want to be in the Messenger?

### IDEAS/SUBMISSIONS/PHOTOS

Submit your feedback, ideas, clubs, and photos for consideration to the Communications Committee.  
[communications@miralagoshoa.com](mailto:communications@miralagoshoa.com)

### PLACE A BUSINESS AD

Reach homeowners with Community News Connection.  
[info@communitynewsconnection.com](mailto:info@communitynewsconnection.com)  
972-396-8855

### MAGAZINE DEADLINES

March 29..... May 2021  
April 26 ..... June 2021  
May 25 ..... July 2021



## 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)

Brent Toncray, Assistant Manager  
[Brent.Toncray@fsresidential.com](mailto:Brent.Toncray@fsresidential.com)

Cynthia Prox, Administrative Assistant  
[Cynthia.Prox@fsresidential.com](mailto:Cynthia.Prox@fsresidential.com)

Brandy Roberts, Lifestyle Administrator  
[Brandy.Roberts@fsresidential.com](mailto:Brandy.Roberts@fsresidential.com)

### Office Hours

Tuesday - Saturday  
8:30 a.m. - 4:30 p.m.  
Closed Sunday and Monday.

(817) 473-6787 Office  
(817) 473-4978 Fax

**FirstService Residential 24/7 Customer Service**

(877) 378-2388

### Mail Payments To:

Clubhouse & On-Site Office  
3025 S. Camino Lagos, Bldg. 1  
Grand Prairie, TX 75054

Mira Lagos Homeowner's Association  
c/o FirstService Residential  
PO BOX 62024  
Newark, NJ 07101



## Committee Chairs Chair Meetings: Bi-monthly



### Communications

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

### Social

Valorie Felix and Anita Walker  
[social@miralagoshoa.com](mailto:social@miralagoshoa.com)  
Meetings: 2nd Wednesday monthly

### Landscape

Verna Hicks  
[landscape@miralagoshoa.com](mailto:landscape@miralagoshoa.com)  
Meetings: 1st Wednesday monthly

### Welcome

Susan Kennedy  
[welcome@miralagoshoa.com](mailto:welcome@miralagoshoa.com)  
Meetings: monthly/electronically

### Pool and Sports

Alex Marques  
[poolandsports@miralagoshoa.com](mailto:poolandsports@miralagoshoa.com)  
3rd Tuesday (Apr-Sept)

### New Members welcome on all committees!

### Board of Directors

Joshua Spare, President  
Eric Blackwell, Vice President  
Ken Self, Director  
John Hughes, Director  
Alex Marques, Director  
[board@miralagoshoa.com](mailto:board@miralagoshoa.com)

### Safety

Robert McLain, Chairman  
[safety@miralagoshoa.com](mailto:safety@miralagoshoa.com)  
Co-chair: Cheyenne McLain  
Meetings: 1st Tuesday monthly

## 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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## Grand Prairie Water Conservation Ordinance

The Grand Prairie Water Conservation Plan, required by state law, outlines year-round water conservation efforts for residents and businesses. These requirements are in place regardless of whether drought conditions exist or not. Should a drought occur, stricter requirements could be enacted.

Highlights of the plan calls for:

- Watering of lawns after 6 p.m. and before 10 a.m. (and conversely, don't water from 10 a.m. – 6 p.m.) year round
- If Mother Nature is watering, be it drizzle, rain, hail, snow or ice, turn sprinklers off
- Adjust sprinklers to water the lawn, not the concrete, stone, brick or other impervious surfaces
- Fix all broken or missing sprinkler heads
- Maintain a sprinkler system so that it does not waste water
- For systems installed after June 1, 2009, rain, wind, freeze sensors must be installed

The ordinance allows watering outside the parameters above for 30 days for the purpose of:

- Establishing hydromulch, grass sod or grass seed
- Dust control of a sport field
- Maintenance, repair or testing of an irrigation system
- Watering by use of a hand-held or soaker hose

Thorough, but infrequent watering (no more than every five days) develops deeper roots and plants that are healthier and more drought tolerant. Persons or companies who refuse to comply with the ordinance face fines up to \$2,000. For more information, contact the City of Grand Prairie Water Utilities at 972-237-8377. [www.gptx.org](http://www.gptx.org)



## Uniform Election May 1, 2021

The uniform election date in May is for cities and school districts; water districts have their regular general elections for members of their governing bodies or special elections to fill vacancies.

The Mansfield ISD is holding a general election for two Board of Trustees seats up for re-election (Place 1 and Place 2; term expires 2024) and a special election for an open seat (Place 4; term expires 2022).

The City of Grand Prairie election is for Council terms ending in May 2021 for District 5, District 6 and District 8 At Large. All offices are for a three-year term. Grand Prairie residents will also be voting on Proposition A - \$75 Million Economic Development Bonds.

**Last Day to Register to Vote**  
Thursday, April 1, 2021

**First Day Early Voting**  
Monday, April 19, 2021

**Last Day Early Voting**  
Tuesday, April 27, 2021

**Last Day to Receive Ballot by Mail**  
Saturday, May 1, 2021 at 7:00 p.m. (Election Day)

[votetexas.gov](http://votetexas.gov) | [gptx.org](http://gptx.org) | [mansfieldisd.org](http://mansfieldisd.org)

## “I FOUND IT”



Our February *Something Hidden* winner is **Jeff Williams** from La Pradera Village. The mallard duck was hidden on page 15.

Thank you for reading the Messenger!



## Something Hidden

Can you find the little lamb hidden in this issue? Find it and email [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com) to be entered into a random drawing to win a \$25 gift card and have your photo featured in the Messenger.

Put “I FOUND IT” in the subject line of your email and provide the page number the image is on, with your name, address and phone number.

**Thank you for reading the Mira Lagos Messenger!**

# CAPTURE MIRA LAGOS

*Your photography could be featured in the Messenger!*

We want to see the beauty of Mira Lagos through your eyes! Submit your best photo of the most beautiful natural settings in the neighborhood. We have stunning sunsets, amazing wildlife and magnificent backdrops for community activities.

Capture the moment then email communications@miralagoshoa.com. Include the photographer's full name and address along with a photo caption and a description of the location featured in the photo.



Jimmy Medellin  
"SNOVID21"



CALL ME AT  
325-374-2651

AND ASK  
ABOUT:

A FREE  
MARKET  
ANALYSIS

FREE  
STAGING  
CONSULTATION

VISIT OUR  
FACEBOOK PAGE!

 KIM KORFE TEAM

## RE/MAX ELITE TOP TEAM OF 2020 GREAT AGENTS GET GREAT RESULTS!



### What is your home worth?

Average sales price – \$370,404  
Average price per sq. foot – \$136.09

Based on MLS data for February of 2021\*, there are only 14 active homes in the 75054 area. Inventory continues to be low which puts you as the seller at a great advantage. As your listing agent, I can help you get the most for your home!



I have the answers, the expertise, and the knowledge to help you make the best business decisions when selling your home. In today's market, it's imperative to find the right realtor to list your home...call me today for guaranteed results!

Kimberly Korfe, 0595283  
The Kim Korfe Team  
325-374-2651

KimKorfe@Remax.net  
5103 Magna Carta Blvd. Ste 150  
Grand Prairie, TX 75054

\*MLS 3/3/2021

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# 2021 Mira Lagos HOA Annual Meeting

The 2021 Mira Lagos HOA Annual Meeting was held virtually on Thursday, February 25, 2021 at 7:00 PM via Zoom. This meeting was conducted by FirstService Residential and the Mira Lagos HOA Board of Directors. It was attended by 80 homeowners.

A management overview and budget review were presented by Board Members Joshua Spare and Ken Self. For the election, there were two applicants who applied and were affirmed to the two available seats. Your new Board Members are Joshua Spare and Alex Marquez.

Guest speakers from the City of Grand Prairie included Chief of Police Daniel Scesney, Councilman John Lopez (District 4), Councilman Jeff Wooldridge (District 6), and Councilman Greg Giessner (District 8 At Large). A PID report was presented by Joshua Spare.

Following Chief Scesney's presentation on safety and theft prevention, questions were submitted by chat asking about when to contact the police regarding speeding, running stop signs, suspicious persons, or loud and disruptive parties or noise. Chief Scesney said, "Call anytime you see something. Call 911. It's okay." He continued, "Please reach out to us. We can't fix problems we don't know about."

Our councilman shared on COVID-19 statistics, the winter storm emergency and recovery, a request for residents to take a rolling cart survey, the fishing dusk to dawn ordinance, a short-term rental ordinance, and peninsula development projects. In addition, a detailed presentation was given on a \$75 million economic development bonds proposal that voters will see as



\$50 Best Buy GC - Bahia resident



55 inch TV - Serpis resident



55 inch TV - Serpis resident



Epic Waters Tickets - Carmona resident

Proposition A on the May 1, 2021 special election ballot.

Homeowners will find the annual meeting slideshow and Zoom meeting recording available to them through their FSR online account or by email request to admin@miralagoshoa.com.

Thank you to our sponsors for donating drawing prizes. Congratulations to each of our winning homeowners for their participation in the election to be entered into the random drawing. It was good to see you stop by the HOA office to pick up your prizes!



Amazon Gift Card - Lynelle Lorenne - Bella Vista resident

# WHAT'S HAPPENING

Mira Lagos HOA Upcoming Events & Activities

# 2021

## UPCOMING HOA EVENTS

May - August | **Yard of the Month Contest**  
Landscape Committee

May 1 | **Pools Open**  
Pool & Sports Committee

September 7 | **Pools Close**  
Pool & Sports Committee

September 25 | **Fall Garage Sale**  
Social Committee

September 25 | **Shred event**  
Safety Committee

October 31 | **Halloween Decorating Contests**  
Landscape Committee

December | **Christmas Lights Decorating Contest**  
Landscape Committee

JANUARY	FEBRUARY	MARCH	APRIL
W T F S 1 2 6 7 8 9 13 14 15 16 20 21 22 23 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
MAY	JUNE	JULY	AUGUST
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SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
W T F S 1 2 3 4	S M T W T F S 1 2	S M T W T F S 1 2 3 4 5 6	S M T W T F S 1 2 3 5 6 7 8 9 10



## YARD OF THE MONTH

It's time to take next steps in preparation for a beautiful lawn before the Yard of the Month contest begins!

Following the hard freeze over Valentine's Day, it will be a good idea to do a maintenance check on your irrigation system if you haven't already, and then set your system to run on a regular schedule. Early spring is also the time to check your lawn equipment, get a tune-up on your mower or schedule a lawn service company for regular mowing, edging and weeding.

The Yard of the Month landscaping contest will begin in May 2021. In this competition, residents participate for bragging rights, recognition, and a prize from the Landscape Committee.

Each property will be judged on the overall quality and beauty of its landscaping. Lots with the best maintenance and appearance, including a neatly mowed and edged yard and weed-free/grass-free flowerbeds and tree rings will be selected as winners by the Landscape Committee.

Send nominations to [landscape@miralagoshoa.com](mailto:landscape@miralagoshoa.com). If you have any questions about the landscaping guidelines for our community, please refer to our governing documents (CC&R's) available by logging into your FirstService Residential account.

All events are for Mira Lagos HOA Members only. Events are subject to change.

Updates may be found in your homeowner eNews and on the Mira Lagos HOA Facebook page at [www.facebook.com/MiraLagosHOA](https://www.facebook.com/MiraLagosHOA).

# WHAT'S HAPPENING

Mira Lagos HOA Upcoming Events & Activities



## HOMEOWNER YOGA

Virtual / Mira Lagos Clubhouse

**Monday, April 5 | 6:30 p.m.-7:30 p.m.**

Strength & Stretch, Dai Trang Flake (E-RYT)

**Monday, April 19 | 6:30 p.m.-7:30 p.m.**

Strength & Stretch, Kim Bair (RYT)

Classes available to Mira Lagos HOA Residents only. Reservation and HOA photo ID access card required. Class size limited. Virtual available upon request. Details subject to change. Reservations, cancellations and questions accepted via the Schedulicity link.

REGISTER ONLINE

<https://www.schedulicity.com/scheduling/CYBDEW>



## Mira Lagos HOA On-site Office 2021 Holiday Closures

The on-site office is open Tuesday through Saturday with the following exceptions in observance of these 2021 holidays.

**Easter** (Sunday, April 4)

Saturday, April 3 | **Closed**

**Memorial Day** (Monday, May 31)

Saturday, May 29 | **8:30 am - 12:30 pm**

Tuesday, June 1 | **Closed**

**Independence Day** (Sunday, July 4)

Saturday, July 3 | **Closed**

**Labor Day** (Monday, September 6)

Tuesday, September 7 | **Closed**

**Thanksgiving** (Thursday, November 25)

Thursday, November 25 | **Closed**

Friday, November 26 | **Closed**

**Christmas** (Saturday, December 25)

Friday, December 24 | **Closed**

Saturday, December 25 | **Closed**

24/7 FirstService Residential Customer Service  
877-378-2388 • [www.texas.fsrconnect.com/miralagos](http://www.texas.fsrconnect.com/miralagos)

*The Fitness Center will also be closed on these dates while COVID-19 restrictions are in effect.*

## FITNESS CENTER

**5:00 A.M. - 9:00 A.M.**

**2:00 P.M. - 8:00 P.M.**

Please observe the following rules when enjoying this members-only amenity.

- NO GUESTS ALLOWED
- Members age 14+ must show their **Mira Lagos HOA Photo ID Access Card** for entry.
- Members must be current on dues.
- Monitors will maintain occupancy.
- No access cards are enabled at this time.
- Social distancing encouraged

*Limited hours and occupancy restrictions remain in effect in compliance with local COVID-19 orders.*

*The Fitness Center will be closed on holidays when the HOA office is closed during COVID-19 restrictions.*



**All events are for Mira Lagos HOA Members only. Events are subject to change.**

Updates may be found in your homeowner eNews and on the Mira Lagos HOA Facebook page at [www.facebook.com/MiraLagosHOA](http://www.facebook.com/MiraLagosHOA).

# WHAT'S HAPPENING

Mira Lagos HOA Upcoming Events & Activities



## Mira Lagos HOA Clubhouse Rental Information

*Clubhouse reservations are only accepted with the approved occupancy recommended by the CDC until further notice.*

\$500 Deposit (refundable)

\$50/hour, minimum 2 hours

Capacity 150, tables and chairs included in rental

### Cleaning Fee

\$75 (non-refundable after 4pm)

Tuesday – Saturday, All Day Sunday & Monday

\$35 (refundable before 4pm) Tuesday – Saturday

### Alcohol

\$45/hour additional security for

Grand Prairie Police Officer (office staff arranges)

TABC licensed bartender (your choice)

### NO HOLIDAY BOOKINGS

Information: [admin@miralagoshoa.com](mailto:admin@miralagoshoa.com)

Reservations: [reservations@miralagoshoa.com](mailto:reservations@miralagoshoa.com)

Reservations must be confirmed with a signed contract and deposit thirty days prior to the reserved date. Cancellations less than two weeks prior will result in loss of deposit.



## CELEBRATE SPRING

Sunny days, Easter Sunday, and beautiful spring-time blooms are just around the corner! Celebrate the spring with us by flexing those creative muscles.

Share a photo of your springtime artwork with your HOA staff and receive a secret gift!

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Email a photo of your art (or better yet, you and your art!) to [admin@miralagoshoa.com](mailto:admin@miralagoshoa.com) between March 29th and April 12th. Include your full name and address. You could see your submission in the next Messenger!

**MIRA LAGOS HOA RESIDENTS ONLY**




## 2021 Pool Dates

**Open** Saturday, May 1  
**Close** Tuesday, September 7

All events are for Mira Lagos HOA Members only. Events are subject to change.

Updates may be found in your homeowner eNews and on the Mira Lagos HOA Facebook page at [www.facebook.com/MiraLagosHOA](https://www.facebook.com/MiraLagosHOA).



# RESIDENT RUN CLUBS & ACTIVITIES

*For Homeowners by Homeowners*

## GRAND LAGOS CORVETTE CLUB

Host: Reginald English, ereginald90@yahoo.com

Do you own a Corvette? Would you like to meet new people? Do you like giving back to your community? **DO YOU LIKE TO SHOW OFF YOUR CORVETTE???** If you answered “YES” to these questions, then we’re looking for you! We’re the Grand Lagos Corvette Club made up of Grand Peninsula and Mira Lagos residents who own a Corvette. If you’re interested in joining us call or email Reginald at 214-336-1283 or ereginald90@yahoo.com.

## RUNNERS CLUB

Host: Alex Marques, ctasr@yahoo.com

Our club focus is on creating a low-pressure, social community through shared interests in fitness and fun. Anyone looking to train for their first 5k or their 10th marathon, or meet new friends, or just run through the neighborhood is welcomed.

We are looking for residents interested in running/walking at The Cowtown on May 8. Limit participation size. Registration can only be made online. Contact me to do this together!

- Half Marathon: 3,500 runners maximum– A rolling start at 6:30 a.m.
- Healthy HIG Half-Marathon Relay: 500 Teams (2,000 participants maximum) – A rolling start at 6:30 a.m.
- 10K: 1,500 runners maximum – A rolling start at 8:00 a.m.
- 5K: 1,500 runners maximum– A rolling start at 8:30 a.m.

## INVESTMENT CLUB

Host: Alex Marques, ctasr@yahoo.com

Like-minded individuals focused on investing and wealth preservation. We are meeting every other Friday at 12 p.m. currently online.

## BOOK CLUB

Host: Marlow McGuire, miralagosbookclub@gmail.com

Are you looking for an engaging group of your neighbors that is excited about reviewing books on the subject of leadership? We are committed to learning and growing through healthy and respectable dialogue. This is the book club for you!

facebook.com/groups/miralagosbookclub

## NETWORKING CLUB

Host: Marlow McGuire, miralagosnetworkingclub@gmail.com

Are you looking for an engaging group of your neighbors that is excited about networking? We are committed to thriving together. This is the club for you!

facebook.com/groups/miralagosnetworkingclub

## YOUR CLUB HERE




Email the Communications Committee at communications@miralagoshoa.com to list your neighborhood club in the next Mira Lagos Messenger.

*Social distancing is recommended to stop the spread of coronavirus. Clubs are initiated and hosted by residents. The Homeowners Association does not endorse any resident club or activity and does not endorse products, services or postings by such groups. Dates, times, locations and other details may change. Contact the host for details.*



## April Flag Holidays

The flag should be displayed from sunrise to sunset on all days, but especially on the following national and state holidays:

-  April 9 National Former Prisoner of War Recognition Day
-  April 4 Easter Sunday
-  April 22 Earth Day

Create a giant

# BUZZ

around your business.

**ADVERTISE HERE.**

For ad rates and sizes, call 972-396-8855  
or email info@communitynewsconnection.com






## Grand Prairie Library

[gptx.org/library](http://gptx.org/library)

Grand Prairie Libraries are continuing to host programs virtually. Programs are conducted through Facebook, Instagram, Zoom and Google Classroom to provide easy access to select programs. Virtual programs require registration. Please continue to check [www.gptx.org/library](http://www.gptx.org/library) for up-to-date information.

 [facebook.com/grandprairielibraries](https://facebook.com/grandprairielibraries)

 @Grand\_Prairie\_Libraries @GPLibraryTeens

### Read Play Learn

**April 1, 8, 15, 22, 29, 1:00 PM - 1:30 PM**

Thursdays at 1 p.m. | Via Zoom

Come join us for family discovery 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. Email Ashley at [awyche@gptx.org](mailto:awyche@gptx.org) for Zoom link.

### The Art Factory for Adults

**April 16, 6:30 PM - 7:30 PM**

Select Fridays at 6:30 PM | Via Zoom

Join us for a fun Friday evening art project led by our in-house artist. BYOB! For the Zoom link and kit information, email Jyoti at [jahmed@gptx.org](mailto:jahmed@gptx.org)

April 16: Hand-Stitched Key Chains

May 21: Painting Still Life

### All Abilities Playgroup

**April 22, 11:00 AM - 12:00 PM**

Ages 4 and up | Via Facebook

We love celebrating our differences. Join Ms. Ashley for this virtual All Abilities Playgroup—a program for children with disabilities and their caregivers. Discover DIY sensory play activities, explore inclusive stories, crafts and songs, and get development tips too.

*All events subject to change.  
Confirm status and reservation beforehand.*

## TRAVEL TEXAS WORD SEARCH

P X N V A D A P S E Q R J W X W G G T Q  
 H O O G R U B S K C I R E D E R F U C F  
 D I N O S A U R V A L L E Y R M K L O S  
 P O T E L D N I P S J A R Q R A L F L A  
 T H B P M R M W E X D S B O M A L A F H  
 G L L E R R A H G C I A O T A R N M M A  
 D V U R E X U T Z A O N C R B D S O M S  
 F D R N A D U U J D G N G P E Y W R V B  
 A J A S C I I T H I A C R R V P Z M K N  
 X P N D N B Z K D L K V G D N E B G I B  
 M P D N X M S S P L P I N E Y W O O D S  
 K A O A X G T W G A N I A F D H D O V B  
 T R L L S I O O W C R I A F E T A T S J  
 B V P D U E C B S R F P X T S T S N U Z  
 L I H O L S K D W A P W R R X O Q I Q D  
 F B V O Z L Y E X N C O H C N O C C Z N  
 E Y M W A C A A Q C S K Y D E F Z A T A  
 F I V F A I R L R H C J Q N K O I J Q Q  
 Z P N Z A I D E A H A P K V L Y X X O K  
 W W T L O R S Y D H F X O Z I J F E V N

ALAMO  
 BIG BEND  
 CADILLAC RANCH  
 CONCHO  
 DEALEY  
 DINOSAUR VALLEY  
 ESPADA  
 FREDERICKSBURG  
 GULF  
 HARRELL

JACINTO  
 LANDERGIN  
 NASA  
 PINEY WOODS  
 RANDOLPH  
 ROMA  
 SPINDLETOP  
 STATE FAIR  
 STOCK YARDS  
 WOODLANDS



[mansfieldisd.org](http://mansfieldisd.org)

**April 2** – Spring Holiday

**April 5** – Bad Weather Makeup Day (revised March 2)

**April 16** – Early Release Day (revised March 2)

GRADING PERIODS (revised on Feb. 17)

5: March 1 – April 16

6: April 19 – May 26

**#WeAreMISD** | *Calendar subject to change.*

# Mira Lagos Homeowners Association - ACC Property Modification Approval Request Form

Mail, email or drop off this request, along with all supporting documents, drawings, photographs, etc. to:  
 Mira Lagos HOA  
 3025 S. Camino Lagos  
 Grand Prairie, Texas 75054  
[admin@miralagoshoa.com](mailto:admin@miralagoshoa.com)

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, found online at <https://miralagos.connectresident.com/>).

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. **The ACC approval process could take up to 45 days as allowed in the CCRs.** 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)

Name(s)	
Address	
<b>EMAIL ADDRESS:</b>	
Phone	Best time to call:

### 2. ABOUT THE PROJECT (Note: Projects should be consistent with home)

Proposed start date	Proposed completion date
Describe the nature of the project (attach pages as necessary)	
Location (attach sketch/drawing)	
Dimensions	Distance from fences and easements
Colors	Shape/ dimensions of completed structure
Materials	
Builder	

**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) <b>City approval does not supersede deed restrictions.</b>
			This project will require a fence removal (if yes, inform Association Manager)
			Completed project will be visible from the street
<b>Check any that apply:</b>			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started
Homeowner's Signature			Date

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

**Please note: The ACC process could take up to 45 days**

**STOP!** Your application will be considered incomplete if the following information is not included in your submission. Incomplete applications will not be reviewed until all necessary information has been submitted.

- |  |   |
|--|---|
| <input type="checkbox"/> Signed and dated application                    | <input type="checkbox"/> Current photos of project area   |
| <input type="checkbox"/> Survey or Plot Plan showing location of project | <input type="checkbox"/> Any additional information to assist with the project review (internet pictures, architect plans, brochures, drawings, etc.) |



# SPECIAL ELECTION: MAY 1, 2021 CITY OF GRAND PRAIRIE \$75 MILLION ECONOMIC DEVELOPMENT BONDS

## Proposition A

### WHAT WILL I SEE ON THE BALLOT?

#### CITY OF GRAND PRAIRIE, TEXAS PROPOSITION A

The issuance of \$75 million general obligation bonds for promoting economic development within the city and the imposition of a tax sufficient to pay the principal of and interest on the bonds.

### WHAT DOES THIS MEAN?

The proposition supports economic development and revitalization of commercial, retail, residential and mixed-use development and neighborhoods throughout the city, such as corridor and facade improvements, land acquisition and other development and redevelopment investments in targeted areas within the community.

- Historic Downtown: Land purchases, mixed use development and infrastructure.
- Targeted Growth: Land and/or building purchases, a conference hotel, restaurant lease space and entertainment sites.
- City Gateways: Land purchases or development of entertainment venues and infrastructure/parking for hospitality, retail, mixed use and commercial.



### WHERE WOULD THIS DEVELOPMENT TAKE PLACE?

Economic Development Hot Zones

### WHAT ARE BONDS?

- General obligation (GO) bonds are commonly used to finance city projects that cost more than available cash, much like home loans.
- GO bonds require voter approval. Investors buy government bonds as stable long-term investments.
- Grand Prairie has a AAA rating from Standard & Poor's, which is the highest possible bond rating and allows the City to pay lower interest rates on bonds.
- The last voter approved bond issue was in 2001 for \$76 million for public safety, streets, signals and storm drainage.

### WHY ISSUE BONDS TO PAY FOR CITY PROJECTS?

- Bonds are used for capital projects that require more cash than available, like a home loan.
- Bond debt is repaid over time, usually around 20 years.
- Like buying a house, major economic development projects have a long life.
- Their cost is typically spread out over many years and paid for by current and future residents and visitors who use them.

### HOW WILL THE CITY REPAY THE BONDS?

- Bonds would be repaid through a portion of the city's property tax revenues plus new revenue streams created by projects made possible with bond money.
- Bonds are generally issued based on a 20-year amortization schedule and are only issued as expenses are incurred to fund approved bond projects.

**WILL THIS INCREASE MY PROPERTY TAX RATE?**

- The bond issue is not expected to affect the property tax rate.
- However, should the economy decline, bond debt would still be due, and the city might have to cut services, reduce its existing capital project program or consider a property tax rate increase to cover debt payments.
- If the bond election fails, bond projects would not happen unless other ways to finance them could be found.

**HAS THE CITY RECENTLY INCREASED ITS PROPERTY TAX RATE?**

- No.
- While increases in valuations result in additional property tax owed, Grand Prairie's property tax rate has not increased in the past 29 years.
- The last increase was in 1992.
- The property tax rate was reduced in 1997 and 2000.

**HOW WILL THE BONDS BE USED?**

If approved by voters, economic development endeavors may include:

- Buying land and building infrastructure for eligible projects
- Constructing facilities that might include hotels, restaurants or parking structures for hospitality or entertainment projects.
- Financing projects, preferably with long-term revenue streams to the City.
- Awarding grants or loans to development projects.



**For the latest news on the Coronavirus from the City of Grand Prairie scan this QR code.**



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Your HOA Management Team












## Ducks – Part 3

### Please Help the Waterfowl

*Continued from March Messenger*

#### Alternative Interactive Activities

**Photography:** Take up a new hobby and share it with your family. Photography is a great way to witness wildlife in its natural state, admire its beauty and see its natural behavior.

**Research various species:** Find a new species of waterfowl and then research at the local library or online to learn more about it. Make a game to identify the most species in your family.

**Bird Watching:** Enjoy some time in the parks hiking and watching birds with binoculars. Let that be time to learn more about birds' natural behavior. Log each bird you have seen, research it and see if you can later identify by site or audio.

#### Find out more about Texas wildlife.

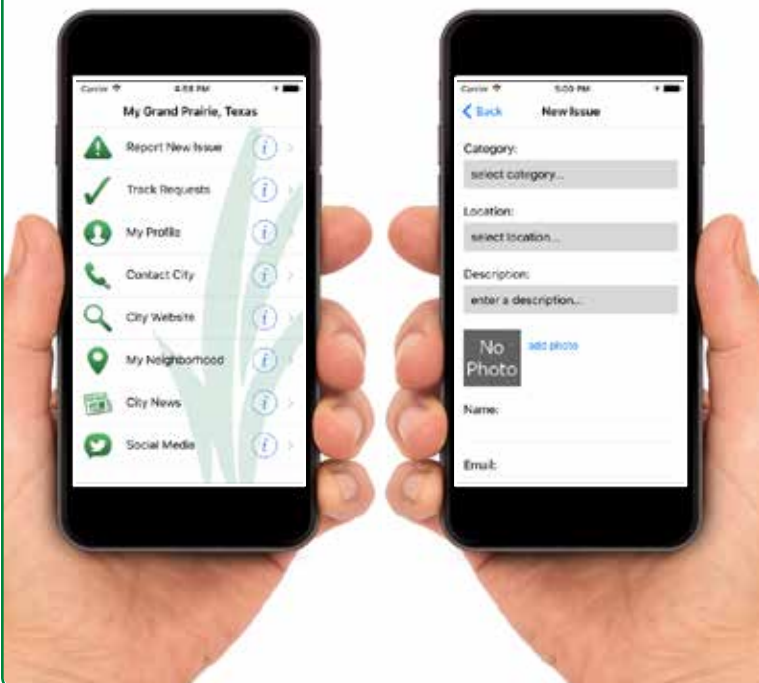
Please Help the Waterfowl | [www.gptx.org](http://www.gptx.org)

Texas Parks and Wildlife | [tpwd.texas.gov](http://tpwd.texas.gov)

U.S. Fishing & Wildlife Service | [www.fws.gov](http://www.fws.gov)



My GPTX is the official mobile app for the City of Grand Prairie, Texas, designed to be a convenient tool for residents to keep in touch with their city.



## Homeowner's Responsibilities

Read and comply with governing documents.

Maintain your property according to established standards.

Vote in community elections.

Pay association assessments and charges on time.

Request and obtain approval prior to making changes, additions or modifications to your property.

Provide current contact information to association leaders and managers to help ensure you receive information from the community.

Ensure those who reside on your property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

# CITY OF GRAND PRAIRIE EVENTS

www.gptx.org

## Trash Off

**April 3, 7:30 AM - 4:30 PM**

Landfill

1102 MacArthur Blvd., Grand Prairie, Texas 75050

Info: 972-237-8330

Clean house and get rid of your junk during “Trash Off.” Residents are allowed an unlimited number of trips to the landfill. Proof of residence in the form of a current water bill or driver’s license is required. Trash Off is a great way to dispose of all those bulky items that won’t fit in the garbage!

Special Fee Information:

- We will accept automobile tires for a \$1 disposal fee. Disposal fees of \$5 or \$10 are required for larger tractor/trailer tires.
- We accept computers, printers and fax machines.
- Construction and roofing material will be accepted from commercial businesses for a fee of \$32 per ton. (Contractors may not use this day to avoid paying Landfill fees).

## Compost 101 - Virtual Class

**April 10, 10:00 AM - 11:59 AM**

Questions? 972-237-4546, amaron@gptx.org

Learn six different ways to make your own ‘Gardner’s Gold’ from kitchen scraps and yard trimmings. You must register in advance for this meeting. The online link is at gptx.org in the event calendar. After registering, you will receive a

confirmation email containing information about joining the meeting.

## Free Electronics Recycling

**April 10, 9:00 AM - 11:00 AM**

City Hall

300 West Main St., Grand Prairie, Texas 75050

Registration required: 972-237-8159

Electronics recycling events are scheduled throughout the year. The event is free, but space is limited. Registration is required online or by phone. If you are unable to select a time during online registration, then all time slots have been filled. Please register for another event date.

## Farmers Market

**April 10, 17, 24, 8:00 AM - 12:00 PM**

Farmers Market

120 W. Main St., Grand Prairie, Texas 75050

## Shred-It Day

**April 17, 8:00 AM - 11:00 AM**

Lone Star Park

1000 Lone Star Pkwy, Grand Prairie, Texas 75050

\$5 per box | This event is hosted by Grand Prairie Crime Stoppers and the Grand Prairie Police Department. Shredding will be at Lone Star Park in the south portion of the parking lot at gate 3.

*All events subject to change. Confirm status before attending.*

## HOA Purpose

Protect & increase your property values

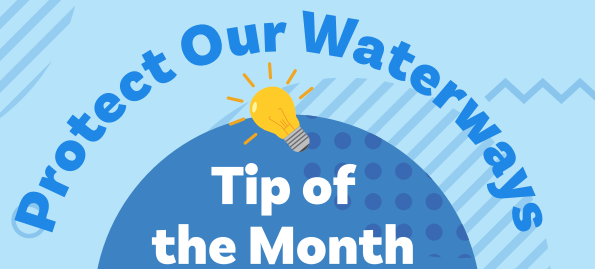
Create a cohesive community through organized communication, committees, community events and activities

City requires HOA if there is common property

## HOA Responsibilities

Maintenance of common areas including entries, pools, playgrounds, walking trails, open green space

Enforcement of Covenants, Conditions and Restrictions and Architectural Control Committee guidelines



gptx.org

**When washing your car at home, wash with only water or use biodegradable soap.** It is also suggested, where possible (but not in Mira Lagos HOA), to wash your vehicle on a lawn or other unpaved surface. Since parking on the lawn is not an option in Mira Lagos HOA, use water and biodegradable soap or better yet take your car to a professional car wash.

# “Don't Bag It” Lawn Care Plan

To help save valuable space in our city landfill, Grand Prairie does not pick up grass clippings from your curb or alley. Between March and September, the volume of residential solid waste increases 20-50 percent because of grass clippings.

By leaving your clippings on the lawn after you mow and allowing them to work back into the soil, you can have a naturally beautiful lawn. Grass clippings also make excellent compost for gardens.



Doing less to your lawn can improve the health of your grass. Here are eight easy steps to an easy lawn improvement program:

- 1. Mow Less** – Longer blades of grass allow the lawn to take in more sunlight and crowd out weeds.
- 2. Stop Raking** – If you cut off just a third of the blade, you can leave the clippings as free fertilizer.
- 3. Stop Dethatching Too** – Only dethatch on lawns that have been over fertilized. Thatch, a buildup of roots and leaves just above the soil, isn't a problem.
- 4. Fertilize Less** – Generally, researchers say, most grasses do just fine with a total of three pounds of nitrogen per 1,000 square feet in at least three carefully timed treatments over a season.

- 5. Spray Less Herbicide** – Healthy grass should crowd out weeds.
- 6. Spray Less Insecticide** – If you have bug problems, diagnose first. Call your extension agent if you need help identifying what bug is eating your grass.
- 7. Water Less** – A typical lawn can soak up 10,000 gallons of water a summer, which can increase your water bill by 50 percent. One solution: Wean your lawn from water. Wait until a footprint doesn't spring back, then water as little as 1/4 inch a week just to keep the roots alive. If it's very dry, protect your lawn by cutting down on traffic.
- 8. Accept Imperfection** – If the site gets fewer than four hours of sun or is otherwise unsuited for grass, try another ground cover.

## Don't Bag It! SAVE TIME, ENERGY & MONEY

### MOWING PLAN

The rule of thumb for mowing home lawns is not to remove more than 1/3 of the leaf surface at any one time. With this mowing schedule you no longer need to bag your grass clippings.

TYPE OF GRASS	MOWER SETTING (in inches)	MOW WHEN OR BEFORE THIS HEIGHT (in inches)
Common Bermuda	1 1/2	2 1/4
"Tif" Bermuda	1	1 1/2
Buffalo	2	3
Centipede	2	3
St. Augustine	2	3
Tall Fescue	2 1/2	3 3/4
Zoysia	2	3

Grass clippings left on your lawn will not contribute to thatch, but they will return valuable nutrients to the soil. They usually contain about 4% nitrogen, .5% phosphorous and about 2% potassium, as well as all of the necessary minor elements plants need.

### WATERING PLAN

During the driest period of summer, our lawns usually require about 1 inch of water every 5-6 days. Most hose sprinklers apply 1/4 to 1/2 inch of water per hour, so they would need to run approximately four hours in one spot. If the water runs off the lawn before one inch is applied, turn the sprinkler off, let the water soak in for about an hour, and then continue watering.

#### TURF GRASSES VARY IN THEIR NEED FOR WATER:

Tall Fescue	5 water droplets
St. Augustine	4 water droplets
"Tif" Bermuda	3 water droplets
Zoysia	2 water droplets
Common Bermuda	1 water droplet
Buffalo	1 water droplet

The best time to water is early morning, so less water is lost by evaporation. The worst time to water is in the evening because the lawn stays wet all night. This encourages diseases to develop.

Lawns watered too frequently tend to develop shallow root systems, which make them more susceptible to grub damage.

### FERTILIZING PLAN

The best way to find out which analysis of fertilizer is ideal for your lawn, how much fertilizer your lawn needs and when that fertilizer should be applied is to soil test. A kit with complete instructions is available through the Dallas or Tarrant County Extension Office.

FERTILIZER RATIO (NKP)	FERTILIZER ANALYSIS	APPLICATION RATE (Per 1000 sq. ft.)
3-1-2	12-4-8	6
	15-5-10	5
	21-7-14	4
OR		
4-1-2	6-4-8	5
	20-5-10	4

If soil testing is not convenient, following this plan will work for most lawns, but a soil test is the best way to go.

The rate of fertilizer application, the frequency of application, the ratio of nutrients in fertilizer and the source of nitrogen all have a great deal to do with how fast the lawn grows.

This fertilizer plan is designed to allow the lawn to grow at a moderate rate and still have good color.

For slow, even growth, use a fertilizer containing either sulfur-coated urea or ureaformaldehyde as a nitrogen source rather than soluble forms. The soluble forms, such as urea or ammonium sulfate, tend to produce very fast growth for short periods of time.

### WHEN SHOULD YOU FERTILIZE?

Common Bermuda Apr. 15, June 1, July 15 and Sept. 15	Centipede May 15 and Sept. 1	"Tif" Bermuda Apr. 1, May 1, June 1, July 1, Aug. 1 and Sept. 15	Tall Fescue Mar. 1, Sept. 1 and Nov. 15	Buffalo May 1 and Sept. 1	St. Augustine Apr. 15, June 1 and Sept. 1	Zoysia May 1, June 1 and Sept. 15
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