



Messenger

Summer Fun
with Dad



In This Issue

Watering Restrictions	4	Removing Oil Stains	8
Yard of the Month	6	Summer Landscaping	9
Fireman Thank You	8	Broad St. and Grand Meadow	11



Reach Your Neighbors! Advertise in this Magazine!



Contact Community News
Connection
for more information:

972-396-8855

info@communitynewsconnection.com



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



Association Contact Information

www.miralagoshoa.com

www.texas.fsrconnect.com/miralagos

On-Site Management
Stacy McGrath, General Manager
817-473-6787 (office)
817-473-4978 (fax)
manager@miralagoshoa.com

FirstService Residential
Customer Service
(877) 378-2388

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

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

Office Hours
Tuesday-Saturday
8:30 am-4:30 pm
Closed Sunday and Monday

Committee Chairs

Chair Meetings: Bi-monthly

Communications

Jeanne Spare
communications@miralagoshoa.com
Meetings: 4th Monday monthly

Social

Deirdre Garrett
social@miralagoshoa.com
Meetings: 2nd Wednesday monthly

Landscape

Josh Gleaton
landscape@miralagoshoa.com
Meetings: 1st Thursday monthly

Welcome

Elissa Sherlock
welcome@miralagoshoa.com
Meetings: monthly/electronically

Pool

Mike Joffrion
pool@miralagoshoa.com
Meetings: 3rd Tuesday (Apr.-Sept.)

**New Members welcome
on all committees!**

Safety

J. Hughes, Chairman
Robert McLain, Co-Chairman
safety@miralagoshoa.com
Meetings: 1st Tuesday monthly

Board of Directors
Dick LeBlanc, President
Walter Damon, Vice President
Ben Luedtke, Board Member
Joshua Spare, Resident Member
Jessica Cafferata, Resident Member
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.

PUBLISHED BY

Community News Connection, Inc.
206 W. McDermott Drive, Suite 120 • Allen, Texas 75013
972-396-8855 • www.communitynewsconnection.com

ADVERTISEMENT SALES

For information or to place an advertisement
972-396-8855 • info@communitynewsconnection.com

Mira Lagos does not in any way endorse or support, nor does it take any credit or responsibility for the services, paid or volunteer, nor the statements made in articles or letters published herein not endorsed by the association or the group decision of the Board of Directors.

Seeking New Members!



Contact a Committee Chair or the General Manager to offer your support, skill, time or talent to any committee. See page 2 for contact information.

Seeking Communications Committee Chairperson



We are seeking a new Communications Chairperson. This individual will lead the Communications Committee and work closely with all other Committee Chairpersons, the Manager and Resident Board Members to provide association facts and neighborly news in a variety of formats. Responsibilities include managing and updating content for the Mira Lagos Messenger, eNews, website and social media as well as organizing and hosting bi-annual Town Hall Socials and bi-monthly Committee Chair meetings. This volunteer should have strong written and verbal communication skills, the ability to write clearly, proof-read, edit, verify facts and be confident using email, Word, Excel, Publisher, Photoshop (or equivalent), and the internet.

If you have a desire to serve and at least 12 hours per month to dedicate to your community, please contact General Manager Stacy McGrath at manager@miralagoshoa.com. You may continue to submit newsletter content to communications@miralagoshoa.com.



Let us help you
find your
Purrfect
pet.



HSNT Welcome Home Adoption Center
363 Keller Parkway, Suite A • Keller, TX 76248
Open 10 am - 6 pm daily
817-431-1170 • Keller@hsnt.org • www.hsnt.org

ARBORS • OUTDOOR KITCHENS • PATIOS

YOUR OASIS AWAITS...



Call Today
for Your
FREE
Consultation

URBANOASIS
OUTDOOR LIVING & LANDSCAPING



817-453-3100

WWW.URBANOASISOUTDOOR.COM



LI 9335

LANDSCAPING • SPRINKLERS • LIGHTING



What's Happening



City Water Restrictions

No watering on Wednesday, Saturday or Sunday.
Even numbered addresses may water Monday and Thursday.
Odd numbered addresses may water Tuesday and Friday.
Handheld water hoses and soaker hoses may be used anytime.
No lawn watering 10 a.m. to 6 p.m.

www.gptx.org

Upcoming Community Events

Watch for details in the next Mira Lagos Messenger!

July 29 CPR Class

The Mira Lagos HOA Safety Committee will host their 4th annual American Heart Association CPR certification class this summer! The class is free to residents and their guests. Space is limited. Reserve your spot early by sending your name and address to safety@miralagoshoa.com.

August 14 First Aid Class

Know what to do in the event of an emergency. Earn your First Aid Certification at this free class available to Mira Lagos residents and their guests. RSVP to the Safety Committee now for CPR and First Aid!

September 27 Garage Sale

Save your stuff. Save the date. Sell it in September! The second of only two designated Garage Sale dates for 2014 will be the first Saturday of fall.



Grand Prairie Library Children's Summer Reading Challenge

The Children's Summer Reading Challenge Kickoff event is Saturday, June 7 from 10:00 a.m. to noon at the Tony Shotwell Life Center, 2750 Graham St., Grand Prairie, Texas 75050. During the event, kids can sign up for the challenge and enjoy a DJ, face painting, crafts, sidewalk chalk, an appearance by the Animal Shelter's Waggin' Wagon and more. During the Summer Reading Challenge, teens and adults will have the chance to win a Kindle Fire in a grand prize drawing at the end of the summer.

Throughout the summer, each library will offer an array of programs and activities to complement the Summer Reading Challenge. On Mondays, the libraries will host children's performers. For the very young, KinderClasses will offer a blend of reading with music and arts. Older kids can enjoy free movies on Thursday afternoons.

Children's Performances (Mondays starting June 16): Warmack Library at 1:30 p.m., Shotwell Library at 3:30 p.m., Main Library at 5:30 p.m.

KinderClasses: Shotwell Library - 6:30 p.m. Mondays, Main Library - 11 a.m. Tuesdays, Warmack Library - 10 a.m. Wednesdays

Summer Movies: (Thursdays) Shotwell Library - 3:30 p.m., Main Library - 1 p.m.

Events and activities are subject to change. For details call 972-237-5700 or visit www.gptx.org/library.



Happy Summer Break! Mansfield ISD

Last Day of School
Friday, June 6



What's Happening



**Mira Lagos Safety Committee
4th Annual
Pool and Lake Safety Class
Saturday, June 7
10 am – Noon
Esplanade “North Pool”
2803 N Camino Lagos**



This class is designed for children in the community ages 6 to 12. Class includes a basic swimming evaluation, how to help a distressed swimmer and review of our pool rules. Participants will be better prepared to enjoy our pools and numerous lakes around the community.

Class size is limited. All children should be accompanied by an adult 18 or over. Make reservations TODAY by sending the name and age of each participant to: safety@miralagohoa.com.



**Ancestry Research Help
at Memorial Library**

Memorial Library
901 Conover, Grand Prairie, Texas 75051
Grand Prairie Memorial Library Genealogy Room
Information: www.gpgstx.org

Free. Volunteers from the Grand Prairie Genealogical Society will be at the library to help anyone get started or make more progress on their research, including using Ancestry Library Edition. Dates: Monday, June 9 1 – 3 p.m., Thursday, June 19 6:30-8:30 p.m., Wednesday, June 25 10 a.m. – Noon

**City Outdoor Pools Open Weekdays
Beginning June 9**

All City of Grand Prairie outdoor pools will be opened weekends beginning Saturday, May 24, 2014. Pools will be open on weekdays beginning Monday, June 9, 2014. Information: www.grandfunp.com/aquatics, 972-263-8174

Farmers Market

Every Saturday, 8:00 AM - 1:00 PM
Market Square
120 W. Main St., Grand Prairie, Texas 75050
Information: www.gptx.org/farmersmarket

Grand Prairie Farmers Market, featuring fresh produce weekly and fun events! Crawfish Boil June 7, Restaurant Showcase and gardening education class June 28

Juneteenth Parade and Celebration

Date: 6/21/2014 10:00 AM
Location: Grand Prairie, Texas 75050

Free event! Free food, music and entertainment. Parade begins at City Hall Plaza, 317 Main St. and continues to Tyre Park, 2327 Tyre St. For more information, call Preston Dixon, 972-877-5049.



**POOLS NOW OPEN!
POOL SEASON
MAY 17 - SEPTEMBER 30**

**Color Mira Lagos
RED, WHITE & BLUE**

National Flag Week : June 8-14, 2014
The week includes Flag Day on June 14th!



Yard of the Month is Back!

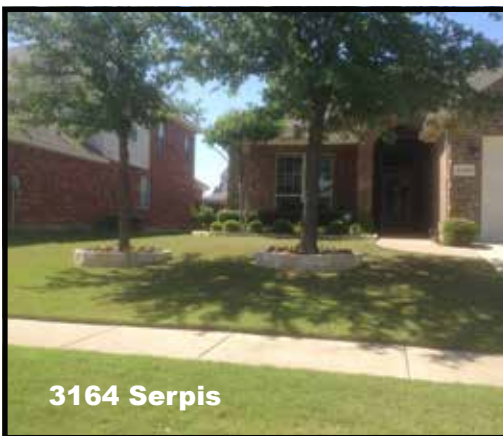
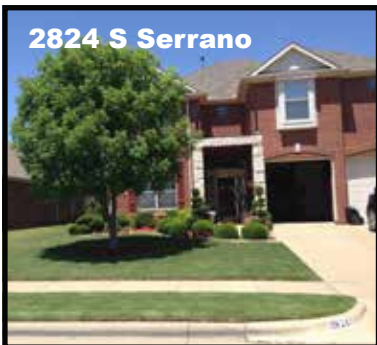
Congratulations to our neighbors at the following addresses for winning Yard of the Month for May! Each winning homeowner has been recognized with a Yard of The Month sign in their yard along with a gift card.

- | | |
|-------------------|------------------|
| 1. 2824 S Serrano | 7. 2936 Albares |
| 2. 3051 Nadar | 8. 2716 Fuento |
| 3. 2911 Bahia | 9. 7008 Palencia |
| 4. 2907 Fontana | 10. 3004 England |
| 5. 3164 Serpis | 11. 7348 Estella |
| 6. 3027 Pamplona | |

The Landscape Committee will choose monthly winners through July. If you would like your lot to be considered, make sure your property is mowed, edged and weed free and that your homeowner account is free of violations. To nominate yourself or a neighbor, email the address to Josh Gleaton, Landscape Chairman at landscape@miralagoshoa.com.



The Landscape Committee also selected neighbors at the following addresses as "wild card" winners. They will receive gift cards and are to be applauded for the beauty of their landscapes. Congratulations to all our winners! I would also like to thank the Landscape Committee volunteers for submitting photographs and making difficult decisions. 3016 Larreta and 3207 Paseo.



Spring Fling



Photo by Monique Paul



Photo by Barry K. Krueger



Photo by Monique Paul



Photo by Barry K. Krueger



Photo by Barry K. Krueger



Photo by Barry K. Krueger



Photo by Barry K. Krueger



Photo by Monique Paul



Photo by Barry K. Krueger



Photo by Monique Paul



Photo by Monique Paul



Photo by Barry K. Krueger



Photo by Barry K. Krueger



Photo by Barry K. Krueger

All men are created equal, then a few become firemen.

~Author Unknown

We are very thankful for the support we received from the Station 7 Fire Department, B group, shift B, for their help with our water and pools. On April 5th, they came by, coned off Tranquillo for a short time and made it possible to fill the South Pool by hooking up a hose to a water meter rather than using a small garden hose.

Stacy McGrath said, "They were awesome. They went to the Northern Tool with me to get the right size hose and they picked up the cones and extra hose."

Thank you for your help, this time and always!



Photo by Stacy McGrath

(L-R) Firefighter Michael McGuire, Engineer Ricky White, Stacy McGrath, and Lt. Sam Cary



Photo by Stacy McGrath



Photo by Stacy McGrath



...Other Pool Season Preparations included Pool Plaster Repair

Cleaning Oil Off a Driveway

If your car is leaking oil, use cardboard to catch the drips when you park and try to get it fixed ASAP. If you put cat litter in the spot where oil is dripping, it will absorb most (if not all) of the oil before it stains. When oil is spilled, a little water should be hosed onto it immediately. This will cause the oil to float to the top of the puddle to prevent it from soaking in.

If you have a set-in oil stain on your driveway or the street in front of your lot, absorb and dispose of as much of the oil as you can with a rag or paper. Then, try one of the following methods to clean the stain. Be careful not to let hazardous products wash away into storm drains.

- Kitty Litter (the cheap kind) – rub on, let sit, sweep up, repeat at least once
- Dark Cola – pour on, scrub vigorously, repeat if necessary
- WD-40 – Completely saturate the oil spot, let sit 1 minute, wipe with rag
- Simple Green – spray on, soak several hours, and rinse area
- Liquid Tide – Cover area with liquid laundry soap, add ¼ cup of water on top of soap, use old broom to scrub area for about 5 minutes, wipe or rinse with a hose, repeat if necessary
- Oil Removal Product from Hardware Store – pour on, rub in or scrub until the job is complete (some products will absorb and turn to powder to sweep away)

Let us know what worked for you! Email communications@miralagoshoa.com. Resource www.wikihow.com



Temporary Marker

Did you remove your Electric Delivery Handhole Marker? This orange plastic tube is meant to be temporary and can be removed from all lots that are fully developed. Do not dig to remove the marker. See more details in the May Messenger, page 7. If you have questions or are unable to remove yours, contact the Landscape Committee at landscape@miralagoshoa.com.



Greetings Fellow Mira Lagos Residents,

My name is Janna Campbell and I am 13 years old. I am a Girl Scout Cadette (troop 2165) and I am working toward my Silver Award (a community service leadership project and the highest award I can earn for my age level). For my award I am making blankets for the children in the hospital that are sick, injured, or have cancer. I am looking for donations of fleece (any pattern will work) so I am able to make 50 blankets. Please email my mother, Joyce Campbell, at jmccampbell@ymail.com if you would like to make a donation.

Thank you for helping me with my project.



Summer Landscaping Tips

Always water after 6:00 pm and before 10:00 am.

Mow at a higher setting by adjusting the height setting on your mower up one or two notches. Taller grass will create shade which will reduce evaporation of water from the soil and protect the roots from excessive heat.

Plant growth naturally slows down and/or plants go dormant during a lengthy drought. Do not encourage new growth by fertilizing during drought or extreme summer temperatures.

Pool Cards

Pool season is here! Pool cards are available to pick up or purchase from the General Manager between 10:00 am and 2:00 pm Tuesday through Saturday. If you cannot make it to the office during those times, appointments can be made. One pool card will be issued per residence. Pool cards remain valid for association members whose account is free of violations. Additional or replacement cards are \$25 each.

PID Adds Trees in Grand Peninsula Drive Medians

The Peninsula PID Board approved a beautification plan to add trees in the median on Grand Peninsula Drive. The plan was originally established years ago and has been on hold. Commissioner Joshua Spare, Treasurer of the PID Board, championed implementation of the plan during the first quarter Peninsula PID Board meeting. Planting was to begin May 12th and take approximately two weeks to complete. The entire project will include adding trees beginning South of England at South Camino Lagos and continue north of England to approximately Bahia.

The Public Improvement District (PID) provides neighborhoods with maintenance and improvements beyond the services normally provided by the city. The Peninsula PID currently maintains existing irrigation systems, fencing, landscaping, ponds and fountains. The current Advisory Board includes three Mira Lagos residents who are: Vanessa Charles - President, Joshua Spare - Secretary/Treasurer and Darren Groth - Alternate. For more information on the Peninsula PID contact: Lee Harriss, City of Grand Prairie (972) 237-8091 or Charles Wray, First Service Residential, (817) 380-7006.

The next Peninsula PID Meeting is scheduled for June 25, 2014 at 6:30 PM. The PID Annual Meeting and Election of Advisory Board Members takes place every September.

register your pets!

Mira Lagos Pet Registry

<http://sites.google.com/site/miralagospetregistry/>

Email: miralagospets@gmail.com

The Mira Lagos Pet Registry is resident operated for the benefit of you and your pets.





What Are CC&Rs Anyway?

When our community was established, the Developer filed a series of documents with the state designed to uphold the integrity of our community and spell out the duties of our association, and the responsibilities of each owner. Those documents are often referred to as the governing documents and are made up of the Articles of Incorporation, the Bylaws, and the Conditions, Covenants & Restrictions or CC&R's.

The Articles of Incorporation is a one-page document that must be filed with the Secretary of State. It simply states that a non-profit corporation (our community association) is being formed. The Bylaws dictate the powers and duties of the Board of Directors (when meetings occur, how the Board is elected, etc.) The CC&R's dictate the powers and duties of the corporation and regulate both the physical characteristics of our development and the lifestyles of our residents. Of all of the governing documents, the CC&R's are often the least understood but inarguably the most important.

To close escrow on your home, you signed a series of papers, one of which stated that you read the CC&R's and agreed to abide by them. When escrow closed, you entered in to a contractual agreement with the other owners in our community to be members of the association and conform to the dictates of those CC&R's.

The CC&R's provide a structural framework to help residents of different backgrounds, ideals, and perceptions to live together in harmony and by doing so, the community and our property values benefit. If we had no architectural controls (as spelled out in the CC&R's) or no ability to correct violations of the Rules & Regu-

lations (also spelled out in the CC&R's), then there would be no harmony and ultimately our community and our property values would suffer. In other words, the CC&R's are good business. They help ensure that our property values are maintained and our investments protected.

Example: What would the impact on your property values be if your neighbor decided to repair automobiles in his parking area as a part-time job and decided to advertise with a big sign he nailed to his roof? Furthermore, in order to attract attention to the sign, he painted his garage door bright red. This example may be a little over the top, but it applies equally to the neighbor who doesn't maintain his/her living area. The bottom line is that your property values would suffer. No one would want to buy your home and have to live next to such "chaos". Since market values are affected by the law of supply and demand, if the demand (or attractiveness) of your community is poor, then the supply (or cost) is reduced. When the demand is high (the community is aesthetically attractive) then the supply (or property values) are increased. The CC&R's promote conformity, which encourages harmony, which has a positive impact on the value of our community.

The next time you get a note from the management company explaining why you are in non-compliance with the CC&R's or the Rules & Regulations, take a moment to remember what the spirit of the CC&R's embrace (protection of your investment) and be thankful that our Board of Directors are taking their job seriously and are working to protect, preserve and enhance our property values.

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



East Broad, Grand Meadow Construction

Jeanne Spare, Communications Chair

It has been one year since the 3.2 million dollar East Broad Street widening began. The project has reconstructed Broad Street between North Holland and Day Miar to a four-lane divided roadway with curbs and a wide sidewalk on the north side.

In April and May work was under way on median openings and left turn lanes. In June, traffic signals will be installed at the intersection and street lights will be installed along the median by Oncon. According to David Boski, P.E., Transportation Engineer for the City of Mansfield, "We can soon expect one lane of traffic each way while median work is completed and both lanes open by July."

Beautification will include grass on the median. The City of Mansfield Landscape Administrator will make a complete beautification plan at a later time.

A future alternate route is also under construction. Grand Meadow Boulevard, running parallel to Broad Street, will become a four-lane

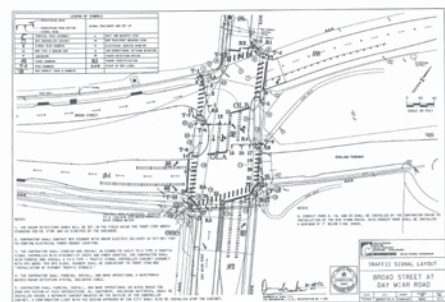


Photo by Jeanne Spare



Photo by Jeanne Spare

undivided collector from Holland Road at the Sports Complex entry east to Day Miar Road along the south side of Mary Lillard Intermediate School. Construction began in early December; utilities are completed and subgrade is being prepared for paving. The City of Mansfield website says completion should be by end of 2014. According to Mr. Boski this could be as early as July or August.



Architectural drawing courtesy of the City of Mansfield

Vacation Watch Service From your Grand Prairie Police Department



Before you travel this summer, test and set your alarm, make arrangements for your newspaper and mail to keep from piling up, schedule lawn service and request Vacation Watch. Put your mind at ease knowing that your home will be checked by uniformed police officers or Citizens On Patrol while you're away.

To request the service, visit the Public Safety Building at 1525 Arkansas Lane or fill out the online form at www.gptx.org/Vacation-Watch. Your Grand Prairie Police Department will provide officers and Citizens On Patrol, when time and call loads permit, to check on residences that have requested the Vacation Watch service.

The city of Grand Prairie cannot guarantee that this will keep your home from being damaged or broken into. Be sure to notify the police if you return earlier than scheduled.



"The Neighborhood Watch program is simply you and your neighbors working together and with your local police to reduce criminal opportunity on your streets." – Grand Prairie Police Department

Summer is a great time to meet neighbors. As you walk our trails, swim at our pools and play at our playgrounds, get to know your neighbors! To get information on starting Neighborhood Watch for your village or to connect with your Neighborhood Watch Block Captain, contact the Safety Committee at safety@miralagoshoa.com today!

CALENDAR OF EVENTS – JUNE 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 P&Z Commission*	3 SAFETY COMMITTEE MEETING City Council Meeting* Messenger Deadline	4	5 LANDSCAPE COMMITTEE MEETING	6 MISD Last Day of School**	7 POOL AND LAKE SAFETY CLASS HHW Collection Day* Library Reading Challenge Kickoff*
8	9 City Outdoor Pools Open*	10 Mira Lagos eNews Deadline	11 SOCIAL COMMITTEE MEETING	12	13	14 Flag Day
15 Father's Day	16	17 POOL COMMITTEE MEETING City Council Meeting* eNews distribution	18	19	20	21 June Solstice 1st Day of Summer Juneteenth Parade and Celebration*
22	23	24	25 Peninsula PID Board Meeting*	26	27	28 Homebuyer Education*
29	30	<p><i>Calendar subject to change. Visit www.miralagoshoa.com and use your FirstService Residential login and password to access the FSR CONNECT association calendar for Mira Lagos HOA events, meetings, interest groups and amenity reservations.</i></p> <p><i>*City of Grand Prairie www.gptx.org, www.grandfunp.com. **Mansfield ISD www.mansfieldisd.org.</i></p>				

Brought to You By Your Neighbors &

Mira Lagos Experts

Christina Kang and Han Guerrero, Realtors



This Month's Real Estate Tip:

Often, we are asked if cosmetic issues like painting and fresh carpet can be left for a buyer to handle if an "allowance" is made in the pricing. Generally, it is best to handle these items before listing the house for sale. This is because most buyers will over-estimate the cost of these items and offer too low a price. Some buyers have a difficult time envisioning the house after repairs and won't even make an offer. So to maximize your financial gain, it's usually wise to spruce up your home before listing it for sale.

CALL US FOR YOUR FREE MARKET ANALYSIS
1-844-339-4663

Mira Lagos Monthly Real Estate Market Update



Market Metrics: Now vs. 1 Year Ago

- ▲ The median sales price is up 21.2% to just over \$273,000
- ▶ The average list price remains steady at just under \$263,000
- ▲ The average price per sq. foot of homes sold has increased by 5.1% to \$85 per sq. foot
- ▲ The average days on market for homes for sale has increased by 75.3% to 75 days
- ▼ The percent of list price that homes are selling for is down 2.1% to 96% of the original list price
- ▼ The number of months' supply of homes for sale is down 18.4% to a 2.3 months supply
- ▼ The number of homes for sale in the area has decreased by 8.9% to 51 homes
- ▲ The number of homes listed last month for sale has increased by 9.1% to 24 new listings
- ▼ The number of pending sales has decreased by 25% to just 18 homes
- ▲ The number of existing homes sold in the last month increased by 27.8% to 23 homes

What exactly does this mean to me? It means that moving into the busy summer selling season, housing inventory remains low and prices are up overall. If you are considering selling, this might be a good time to test the waters while interest rates remain reasonably low and inventory is tight. Recently we have seen strong competition for the available inventory homes. For specific information on your home, give us a call at 1-844-339-4663.