

August 2014

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# *Messenger*



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## Reach Your Neighbors! Advertise in this Magazine!



Contact Community News  
Connection  
for more information:

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**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**  
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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**

Pramod Desai  
communications@miralagoshoa.com  
Meetings: 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

**New Members welcome  
on all committees!**

#### **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

#### **Pool**

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

#### **Safety**

J. Hughes, Chairman  
Robert McLain, Co-Chairman  
safety@miralagoshoa.com  
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.

### **PUBLISHED BY**

Community News Connection, Inc.  
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972-396-8855 • [www.communitynewsconnection.com](http://www.communitynewsconnection.com)

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For information or to place an advertisement  
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*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.

## Social Committee Note:

It's time to start sorting through those closets, kitchens, and garages in preparation for the **MIRA LAGOS HOA BI-ANNUAL COMMUNITY GARAGE SALE** on Saturday, September 27, 2014! Registration can be completed by visiting the City of Grand Prairie website at [www.gptx.org](http://www.gptx.org).

Community-wide event celebrating another successful Pool Season on Saturday, September 20, 2014. Look for more information in coming weeks.

We LOVE our Mira Lagos neighbors and look forward to seeing you this Fall!

Deirdre Garrett, Chair  
Social Committee

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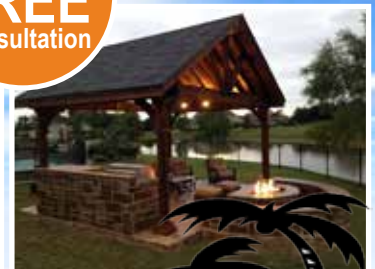


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# What's Happening



## August 14 First Aid Class



Do you 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 the community CPR class on July 29 and First Aid on August 14. Both classes will be held at Cora Spencer Elementary 7pm. [safety@miralagoshoa.com](mailto:safety@miralagoshoa.com)

## Upcoming Community Events

**Welcome Reception – August 10th , Grand Model Home 4:30pm-6:30pm**

**First Aid Class – August 14th, Cora Spencer Elementary – 7pm**

**End of Pool Season Event – September 20th, More details to follow.**

**Community Garage Sale – September 27th**

**Chili Cook Off – October 25th, More details to follow.**

## Mira Lagos Clubs and Camps



**Spanish Club** – Contact Marlene Sanders, [Holmsie1@gmail.com](mailto:Holmsie1@gmail.com).

**Lucky River Poker Club for Mira Lagos Men** – Contact Mike Watkins at [Watkins6770@att.net](mailto:Watkins6770@att.net).

**Aqua Zumba** - Wednesday 9am and Fridays 5:00pm and Sun 5:00pm at the North Pool for Mira Lagos Residents. Contact Nicole at [norman-pvasquez@yahoo.com](mailto:norman-pvasquez@yahoo.com).

**Iron Fitness Club** – Contact Ruben & Tanea Soto at [RubenTanea11@hotmail.com](mailto:RubenTanea11@hotmail.com).

**Mira Lagos T-ball League for the kids** – hosted by the Grand Prairie YMCA contact [www.grandprairieymca.org](http://www.grandprairieymca.org).

**LCR for Mira Lagos Ladies, 1st Monday evening of the month**  
Contact [esherlock@me.com](mailto:esherlock@me.com)

**Bunco for Mira Lagos Ladies, 2nd Monday evening of the month**  
Contact Julie Jordon, [jordanjules@gmail.com](mailto:jordanjules@gmail.com)

**Mira Lagos Triathlon Camp** – Free to Mira Lagos Homeowners. If you want to experience a Triathlon now is your chance. Mini Triathlon camp to be held at the Mira Lagos South Pool at 7:00 am. Swim, Bike, Run distances will be determined at the beginning of camp. We would like to do at least 200 to 400 yards swim and 10 to 12 mile bike and 1 to 2 mile run. Any age welcome. Email [Manager@MiraLagoshoa.com](mailto:Manager@MiraLagoshoa.com) if you are interested.

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





# What's Happening



## **DEADLINE for the September Issue of the Mira Lagos Messenger Is August 1, 2014**

Submit articles for consideration to  
communications@miralagoshoa.com

**To place a business advertisement  
in the Mira Lagos Messenger, contact**

**COMMUNITY NEWS CONNECTION**  
info@communitynewsconnection.com  
**972-396-8855**

*Community News Connection does not in any way endorse, support, or take any credit or responsibility for any of the services, paid or volunteer, listed herein. The Mira Lagos Messenger is advertiser supported. The Mira Lagos Messenger is a neighborhood magazine created to inform and serve the community. We reserve the right to refuse any advertiser or article submission that we feel is not right for this community or is not a good fit for this publication.*



Are you new to Mira Lagos?

***Come join us at a  
Welcome Reception  
in your honor***

***August 10th, 4:30-6:00 p.m.***  
**Grand Model Home • 3003 England Parkway**

Refreshments & snacks will be served \* Door Prizes  
Your entire family is welcome.  
We look forward to meeting you!

Please RSVP: welcome@miralagoshoa.com  
or call the HOA office at (817) 473-6787



### **Back to School Bash**

featuring David Chicken

Date: 8/2/2014 2:00 PM - 3:00 PM

Cost: Free

Location: Main Library

901 Conover Dr.

Grand Prairie, Texas 75051

You've read and played hard all summer - end the summer with a great Back to School Bash! The Bash stars special guest David Chicken, a Grand Prairie favorite. Join us at the Main Library at 2 pm for fun, music & comedy

### **Housing and Neighborhood Services Homeownership Fair**

Date: 8/16/2014 8:00 AM - 2:00 PM

Cost: Free

Location: Ruthe Jackson Center

3113 S. Carrier Parkway

Grand Prairie, Texas 75051

**ATTENTION BUSINESSES:** Sign up before to become a sponsor at the 2014 Homeownership Fair. The family friendly expo (8 a.m.-2 p.m. Saturday, Aug. 16, 2014) will feature information-packed sessions – open to the public – on homeownership, weatherization and home repairs, foreclosure prevention, down payment and closing cost assistance, credit repair and more. For more information on the 2014 Homeownership Fair, call Darwin Wade, 972-237-8173.

### **Back to School Celebration and Health Fair**

Date: 8/23/2014 9:00 AM - 1:00 PM

Cost: FREE

Location: Dalworth Recreation Center - Gymnasium

2012 Spikes St.

Grand Prairie, Texas 75051

The Back to School Celebration and 5th Annual Health and Wellness Fair, sponsored by Daughter's Love #11 and the City of Grand Prairie Parks, Arts and Recreation Department, will be 9 a.m. to 1 p.m. on Saturday, Aug. 23, 2014, at Dalworth Recreation Center gymnasium, 2012 Spikes St.

The free event includes health screenings, games, bounce houses, snacks, free school supplies for children (distributed on a first come first serve basis), and more. Health Fair Sponsor Information

### **First Day of School - All Public Schools**

Date: 8/25/2014

# Yard of the Month is Back!

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

- |                         |                       |
|-------------------------|-----------------------|
| 1. 3027 N. Camino Lagos | 7. 3163 Serpis        |
| 2. 2836 N. Camino Lagos | 8. 7220 Herboso       |
| 3. 2947 Montalbo        | 9. 2791 Explorador    |
| 4. 6947 Nava            | 10. 3056 England Pkwy |
| 5. 7024 Miramar         | 11. 2747 Columbus     |
| 6. 2951 Bahia           |                       |

The Landscape Committee will choose monthly winners through August. 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](mailto:landscape@miralagoshoa.com).



**3055 England Pkwy**



**3011 Meseta**

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. 3055 England Pkwy and 3011 Meseta



**3027 N. Camino Lagos**



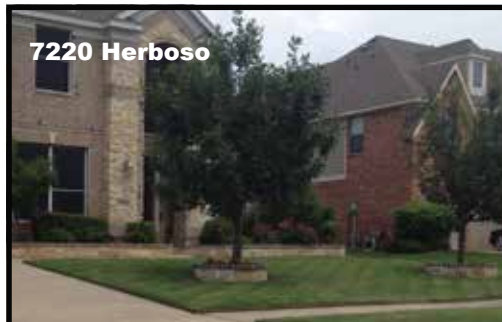
**2836 N. Camino Lagos**



**2947 Montalbo**



**6947 Nava**



**7220 Herboso**



**7024 Miramar**



**3163 Serpis**



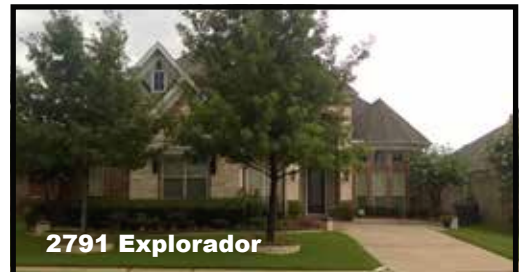
**2747 Columbus**



**2951 Bahia**



**3056 England Pkwy**



**2791 Explorador**



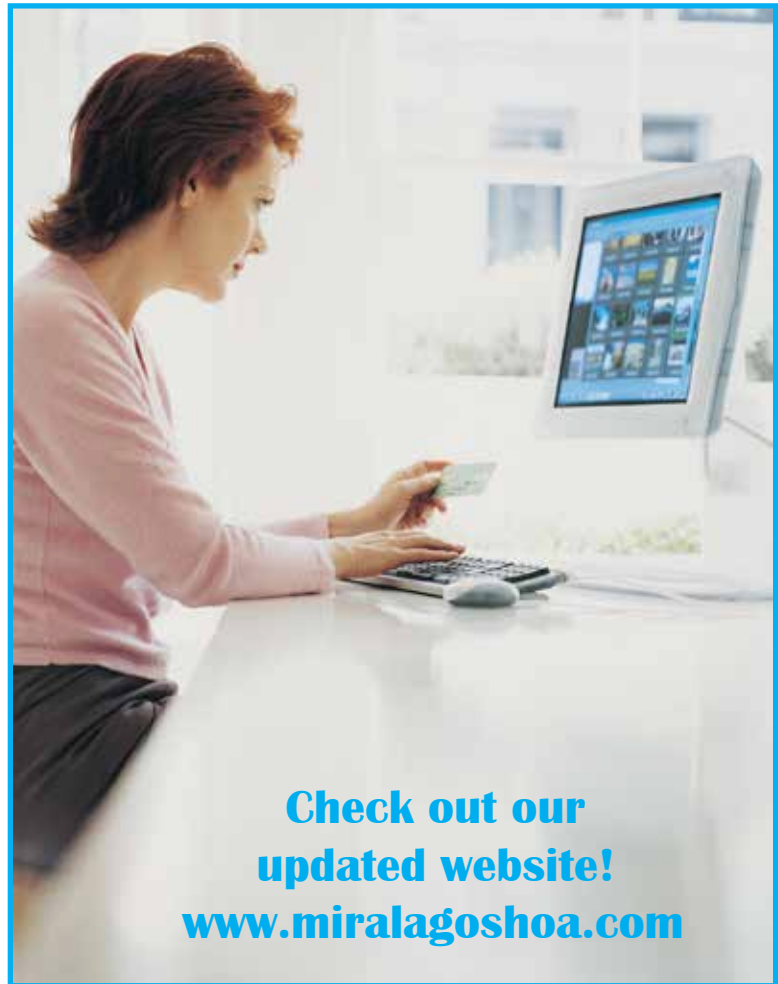
## KEEP IT GREEN *Mira Lagos*



### What You Can Do in Your Yard

- Clear pet waste to eliminate pollutants. When it rains, the potential exists for thousands of pounds of waste to wash down the storm drains and into our streams, rivers, and lakes – untreated!
- Lawn care for greener Grand Prairie: If you are planning on fertilizing your lawn, be mindful of how your actions will affect your family, pets, lawn and the environment.
- Protect our waterways.
- Switch to xeriscaping.
- Learn how to compost. Com-
- post improves the water holding capacity, drainage, and workability of our soil. It also helps break down the heavy clay soils found here in Grand Prairie.
- Replace your spray sprinkler system with a drip irrigation.
- Plant more trees.
- Water Plants in the morning.
- Use natural pesticides.
- Use eco-friendly landscape material.
- Don't Bag It program.

*Source City of GP*



**Check out our  
updated website!**  
[www.miralagoshoa.com](http://www.miralagoshoa.com)

*Are you new  
to Mira  
Lagos?*

If so, we would love to welcome you with a bag of goodies and information that will make you know you are home. Just drop an email to: [welcome@miralagoshoa.com](mailto:welcome@miralagoshoa.com). There are several interest groups and ways to meet folks - join our social network at [www.NextDoor.com](http://www.NextDoor.com).

Hope to hear from you.  
Elissa Sherlock  
Mira Lagos Welcome Committee



Nextdoor is an online social network for the residents of Mira Lagos which is not managed by the Association. Comments on the network do not necessarily reflect the opinions and positions of Mira Lagos HOA.

## Have a great 2014-2015 school year!

The first day of school for Mansfield ISD students, and most neighboring school districts, is Monday, August 25, 2014. Please use extra caution as you travel through our community this month, being mindful of crosswalks, buses and students as they come and go. For more Mansfield ISD information, visit [www.mansfieldisd.org](http://www.mansfieldisd.org). Links to the schools serving Mira Lagos can be found on our newly updated website at [www.miralagoshoa.com](http://www.miralagoshoa.com).



# Who to Call



## City of Grand Prairie

Animal Services: .....(972) 237-8575  
 Code Enforcement: .....(972) 237-8296  
 Dead Animal Pick Up: .....(972) 273-8575  
 Department of Public Safety:.....(972) 264-6598  
 Graffiti:.....(972) 273-8599  
 Illegal Dumping: .....(972) 237-8064  
 Police Non-Emergency: .....(972) 237-8790  
 Potholes:.....(972) 237-8525  
 Public Improvement Districts (PID): ...(972) 237-8091  
 Water Breaks/Emergency:.....(972) 237-8400  
 Water Utilities Billing: .....(972) 237-8200  
 Water Line Locates: .....(972) 237-8413

## Other

Streetlight Outages, Oncor:.....(888) 313-4747  
 Texas Department of Public  
 Safety Crime Stoppers: .....(800) 252-TIPS (8477)

## Mira Lagos Residents spoke, and the Mira Lagos Board listened!

Flag Poles were installed July 3rd, just in  
time for Independence Day!



In appreciation to our homeowners, service  
men and women, and to all of our veterans,  
**A Sincere Thank you!**

## Did you know that Mira Lagos HOA has a Facebook page?

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.



**Visit  
facebook.com/miralagoshoa  
today!**

Please note that our page is managed by the Communications Committee and is just for fun! We will reply to comments when appropriate, but we do not provide customer service through the page. If you need homeowner assistance, please contact the FirstService Residential Manager directly.

## Calling all military/boy scouts/ color guard and ROTC

If you or your troop have working knowledge of the proper raising, take down and folding of the flags. We are filling spots to do so for our new flags.

community and children the true heritage and understanding and care of the Flags.

Please see Stacy McGrath in the HOA office, or email her at [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com)

In addition, Flag ceremonies can be conducted to show the

## Pool Cards

Pool season is here and pool cards are available from the General Manager. You may pick up or purchase cards between 10:00 am and 2:00 pm Tuesday through Saturday. For your convenience, appointments can also be made by contacting

Stacy McGrath at [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com).

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.



# HOUSEHOLD TIPS:

Before throwing the old toothbrush out, take a look at what it can do to improve the small things inside your home. If you have concerns about using the toothbrush for culinary or cosmetic purposes, boil it with water in a pot for 3 to 4 minutes.

## List of Items to Clean With a Toothbrush:

Use with an abrasive cleaner to scrub around drains and faucets, grates, vents, grills, and between bathroom tiles.

- Cleaning jewelry and silverware
- Cleaning between the teeth of a chainsaw
- Applying pipe sealant in hard to reach places
- "Brushing the corn's teeth." Brushing away bits of silk that cling to the ears of fresh corn after husking.
- Cleaning fish
- Cleaning off mud and other debris from the soles of shoes
- De-greasing bicycle parts

- Sweeping crumbs away from a keyboard
- Scrubbing small stains off of carpets or upholstery
- Applying glue to grooves and joints
- Personal grooming such as, brushing brows and lashes, teasing and curling small sections of hair, fixing mustaches, sideburns, and beards.

## Tips:

- To clean a vent that is removable, soak it in a strongly alkaline cleaner and solvent, then scrub using a stiff toothbrush to get into cracks and crevices. If it is not removable, dip the brush in a strong alkaline cleaner and scrub.
- To clean gold jewelry, fill a small container with dishwashing liquid and 1 teaspoon of ammonia. Soak the jewelry in this strong solution for a few minutes, then clean with an old toothbrush. Rinse and pat dry.
- To clean the filter on your washing machine, first use an old toothbrush to remove any lint. Soak the filter in vinegar overnight, then rinse it with water.

What do you clean with an old toothbrush?

Source: [www.almana.com](http://www.almana.com)



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## HSNT Welcome Home Adoption Center

363 Keller Parkway, Suite A • Keller, TX 76248

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## Email Address?



Do you have an email address? If so, we would like to contact you via email to continue our commitment of lowering expenses. By providing us your email address, we will be able to provide you timely information, reduce costs, and keep you informed. We PROMISE, we will not give out homeowner email addresses to anyone and all correspondence will be sent to an account name that does not divulge your address. Furthermore, only a Board member or association manager/management company will be allowed to email the Mira Lagos HOA Homeowner's list.

Please contact Stacy at [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com) to sign up or update your email address. In the subject line, please put "UPDATE EMAIL". Thank you for keeping our costs down.

# Neighbors Helping Neighbors

During a heavy down pour of rain in May, a kind resident named Dana Luna noticed trash in the ponds on England. After the water receded, she and her family were nice enough to pick up 10 bags of trash! Thank you Luna Family for your efforts. It did not go unnoticed.

- Manager



## 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!

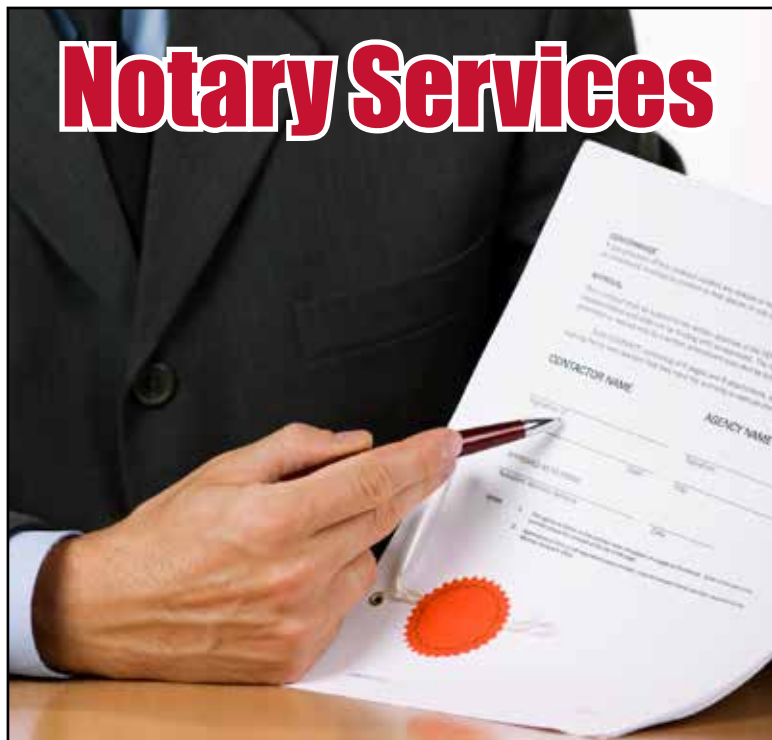
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[www.twitter.com/MiraLagosHOA](http://www.twitter.com/MiraLagosHOA)



## Notary Services



On-site manager, Stacy McGrath, is a Notary for Mira Lagos Residents needing services.

Please make an appointment at [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com).



# Summer Landscaping Tips



**Flowers:** Remove old flower stalks and dead foliage from perennials.

Sow seeds of calendulas, dianthus, pansies, snapdragons and other winter flowers in flats for planting outside in mid-to-late fall.

Plant bluebonnet seeds. This winter annual must germinate in late summer or early fall, develop a good root system and be ready to grow in spring when the weather warms. Plant the seeds in well-prepared soil, ½ inch deep and water thoroughly.

Plant fall-flowering bulbs such as bella donna, fall crocus, oxblood and spider lilies.

Still time to plant fall annual flowers from transplants; such as celosias, marigolds and zinnias. Choose healthy plants in bud but not in bloom.

Plant fall-flowering perennials such as fall asters, Mexican bush sage, mums and others. Buy plants in at least 1-gallon sizes.

Container grown plants can still be planted into the landscape.

Consider buying Crape myrtles in bloom so you can choose the exact color you want. They can still be planted now (from containers) do not let them dry out.

If heat-tolerant annuals such as impatiens, petunias, verbenas and others have become leggy, prune them back to encourage full, vigorous new growth. This will also work for annuals in containers.

**Lawn:** St. Augustine grass, Bermuda grass and other warm-season grasses should be planted

early in the month. Do not let them dry out.

**Trees & Shrubs:** Remove as much as 1/3 of the growth of bush roses, pruning just above buds that face away from the centers of the plants. This will prepare the plants for fall growth and a great flush of blooms.

Remove dead or damaged tree limbs. Follow the multiple cut method for pruning.

## Fertilizing:

Remember to fertilize plants:

Flowering annuals with 3-1-2 or 4-1-2 ratio plant food for new growth for fall.

Turf with the same ratio (if gray leaf spot in St. Augustine grass is a problem, wait until September).

## No Nuts Kid School Lunch



**Monday:** croissant, ham slices, cheese stick, apple half, edamame

**Tuesday:** chicken noodle soup, babybel cheese & crackers, cucumbers & mini bell peppers, applesauce cup

**Wednesday:** Farm Food at School Day

**Thursday:** chicken & pesto bow tie pasta, apple half, carrots & snap peas

**Friday:** croissant, ham slices, cheese wedge, pear sliced, avocado & carrots

## Pet Waste Receptacles

Pet waste is a health hazard and water pollutant. To help responsible pet-owners in our community, pet waste disposal cans have been installed in high traffic walking areas for your convenience.

It's easy to protect our drinking water and keep our green spaces beautiful and safe for all residents, by knowing a few things:

- Pick up your pet waste. It is not fertilizer.
- Carry disposable bags while you are walking your dog to pick up and dispose of waste in (our new receptacles or) the trash.
- Flush your pet's waste down the toilet to be treated.
- Bury pet waste in the yard, at least 6 inches deep and cover with soil. It will decompose slowly. Bury the waste in several different locations in the yard and keep it away from vegetable gardens.



Tips resource: [www.gptx.org](http://www.gptx.org)

## CALENDAR OF EVENTS – AUGUST 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Calendar subject to change. Visit <a href="http://www.miralagoshoa.com">www.miralagoshoa.com</a> 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. *City of Grand Prairie <a href="http://www.gptx.org">www.gptx.org</a> , <a href="http://www.grandfunp.com">www.grandfunp.com</a> . **Mansfield ISD <a href="http://www.mansfieldisd.org">www.mansfieldisd.org</a> .					1	2
3	4	5 <b>SAFETY COMMITTEE MEETING</b> City Council Meeting* Messenger Deadline	6	7 City Council Meeting* Messenger Deadline	8 P&Z Commission*	9
10 Mira Lagos eNews deadline  Welcome Reception	11	12 Keep Grand Prairie Beautiful Commission	13 <b>SOCIAL COMMITTEE MEETING</b>	14 <b>FIRST AID CLASS</b>	15 eNews distribution	16
17	18 Peninsula Pid Meeting	19 <b>POOL COMMITTEE MEETING</b> City Council Meeting	20	21	22	23
24	25 School begins	26	27	28	29	30
31						

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*Mira Lagos Experts*

Christina Kang and Han Guerrero, Realtors



### This Month's Tip on Preparing to Sell

In the middle of our hot Texas summers, buyers will often ask about a home's energy efficiency. One great way to have this information ready is to start saving your utility bills for at least six months before you plan to sell your home. This will help build a convenient record of your home's energy efficiency for the buyers who are considering it. Also be sure to highlight any energy efficient features or upgrades in your home so buyers have all the facts.

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

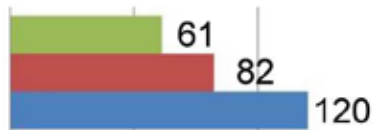
## Mira Lagos Monthly Real Estate Market Update

Every month, we try to answer the question "how is the real estate market?" by providing our neighbors in Mira Lagos with some local market statistics. While each individual property is unique, this is the overall picture of existing home sales in the 75054 market compared to the same time last year. If you would like a personalized market analysis of your home, or if you just have a question about a property that is for sale or recently sold, give us a call.

### Market Metrics: Last Month vs. 1 Year Ago

- ▼ The median sales price decreased by 1.4% to \$269,000
- ▲ The average list price increased 20.1% to \$291,841
- ▲ The average price per sq. foot of all homes sold increased by 12.6% to \$92 per sq. foot
- ▼ The average days on market for homes for sale has decreased by 3.1% to 62 days
- ▲ The percent of list price that homes are selling for is up 0.7% to 98.7% of the original list price
- ▲ The number of months' supply of homes for sale is up by 96.1% to a 4.7 months supply
- ▲ The number of homes for sale in the area has increased by 65.5% to 91 homes
- ▲ The number of homes listed last month for sale has increased 3.3% to 31 new listings
- ▼ The number of pending sales has decreased by 42.3% to just 15 homes
- ▼ The number of existing homes sold in the last month decreased by 60.5% to 15 homes

**Average Days on Market**



JULY 2013 - JUNE 2014  
JULY 2012 - JUNE 2013  
JULY 2011 - JUNE 2012