

March 2017

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MIRA LAGOS

# Messenger



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# Who to Follow on Twitter

@MiraLagosHOA

Association Information and Neighborly News

@GrandPrairiePD

Grand Prairie Police Department



@gp\_tx

City of Grand Prairie, Texas



@GrandFunGP

City Parks, Arts and Recreation Department

@mansfieldisd

Mansfield Independent School District

@Gpscanner

Grand Prairie Scanner, local Police, Fire, EMS

@DFWscanner

DFW Scanner, area Fire, Police, EMS

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

Find us online at:

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

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



## Association Contact Information

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

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

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

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

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

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

FirstService Residential  
Customer Service  
(877) 378-2388

Mail Payments to:  
**Lockbox Address**  
Mira Lagos Homeowner's Association  
c/o FirstService Residential  
P. O. Box 60200  
Los Angeles, CA 90060-0200



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



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



**Communications**  
OPEN POSITION  
[communications@miralagoshoa.com](mailto:communications@miralagoshoa.com)  
Meetings: monthly

**Social**  
Deirdre Garrett  
[social@miralagoshoa.com](mailto:social@miralagoshoa.com)  
Meetings: 2nd Wednesday monthly

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

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

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

**New Members welcome on all committees!**

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

**Board of Directors**  
Joshua Spare, President  
Eric Blackwell, Vice President  
Robert McLain, Secretary  
Jessica Cafferata, Treasurer  
John Hughes, Director  
[board@miralagoshoa.com](mailto:board@miralagoshoa.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](http://ntfb.org)

## Mira Lagos Messenger

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

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

As everything springs back to life, I will be focusing more on compliance of the landscaping portion of the governing

documents for your community. During my recent drives through the community, it has become apparent that weeds are here in full force. The rain and sporadic temperatures have fueled weed growth. This is the perfect time to treat your lawn and hand-pull weeds from the tree wells and flowerbeds. While a few weeds may not draw much attention, weeds spread quickly and can create quite an eyesore of an entire street in very little time. Mowing them will not make them go away. It is important to use weed treatment in your grass and pull them from the root in your flower beds and tree wells. Getting ahead-start in ridding your lawn of these unsightly invaders will not only help improve the curb appeal of your home, but will help your neighbors control their weeds as well.

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

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

~ Stacy McGrath



## Reach Your Neighbors! Advertise in this Magazine!



Contact Community News Connection  
for more information:

**972-396-8855**

[info@communitynewsconnection.com](mailto:info@communitynewsconnection.com)

## It's Cookie Time!



For more information about  
the Cookie Program, visit

[www.texascookietime.org](http://www.texascookietime.org)



# Something is Hidden. Can you find it?



We have hidden in the Mira Lagos Messenger,  
**a baby chick!**

Please email [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com) in the subject line put "I FOUND IT" to be entered in a random drawing.

Provide the page # item is on, your name, address and phone number in the email. Good Luck and have fun!  
If you find it, you could win a \$25.00 gift card!

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						2
3	4		7	8		9
10	11	12	13	14	15	16
<b>March 1</b>						
<b>March 8</b>						23
<b>March 12</b>						
<b>March 17</b>		26	27			30
<b>March 20</b>						31

**March 1** ..... **Ash Wednesday**  
**March 8** ..... **Int'l Women's Day**  
**March 12** ..... **Daylight Saving Begins**  
**March 17** ..... **St. Patrick's Day**  
**March 20** ..... **Spring Begins!**

## Upcoming Events

*Some Dates/ Times/Locations to be determined*

- March 11th ..... Spring Community Garage Sale – Social
- March 23rd ..... Women's Self Defense Class - Safety
- May 27th ..... Luau @ Hawaiian Falls -Social
- June tbd ..... Pool/Lake Safety Class - Safety
- July tbd ..... CPR Class - Safety
- July 1st – August 5th ..... Back to School Backpack Event - Social
- August tbd ..... First Aid Class - Safety
- August 12th ..... Back to School Movie Night -Social
- September 9th ..... Fall Garage Sale –Social
- September tbd ..... Town Hall- Communications
- October 3rd ..... National Night-Out -Safety
- October 14th ..... Fall Festival – Social
- November tbd ..... Santa Cop -Safety
- December 9th ..... Holiday Dinner Event -Social

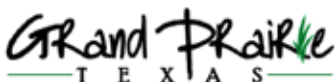


## AARP Volunteers Provide Free Tax Help To Elderly, Low Income

Contact: Elisabeth McMahon  
972-237-5700 or [emcmahon@gptx.org](mailto:emcmahon@gptx.org)

Volunteers from the American Association of Retired Persons will provide free tax assistance to elderly and low-income residents. Sessions begin February 1 and run through April 17, 2017. Volunteers are available each Monday & Wednesday from 11 am to 3 pm (signup is available beginning shortly after 10 am).

Sessions will be held at the Veterans Park Events Center, located at 925 Conover Drive, next door to the Main Library. Please bring any 1099s and W2 forms, as well as a copy of last year's tax return.



“Vacation Watch” is a service provided to the residents of Grand Prairie, TX, while they are out of town. The beat officers or Citizens on Patrol will check the residence as often as possible.

To request this service, please fill out a request at least one day prior to your departure at <http://www.gptx.org/index.aspx?recordid=67&page=19>

Before you leave use this checklist to secure your home

- ☑ Make sure your home looks lived in, not empty.
- ☑ Stop mail and cancel all deliveries or ask a friend to make daily collections.
- ☑ Leave shades and blinds in normal positions.
- ☑ Put an automatic timer on several lights and a radio.
- ☑ Have a neighbor keep your property maintained.
- ☑ Leave a key with a trusted neighbor.
- ☑ Tell a neighbor that you trust your departure and return dates.
- ☑ Supply an itinerary with phone numbers where you can be reached in an emergency.
- ☑ Lock all windows and doors including the garage doors before you leave.
- ☑ Don't advertise your plans to strangers.



Farmers Market at Market Square is located at 120 W. Main St. on the corners of NW 2nd and W. Main streets, in downtown Grand Prairie, Texas.

The market is open Saturdays 8 am – 1pm from late March through mid-December and features locally grown fruits and vegetables, plants, tamales, baked goods, salsas, dips, relishes, eggs, honey, chips, soaps, candles and more.

For more information call 972-237-4599.

# Grand Prairie TEXAS Library Events

## Spring Break-Grand Prairie ISD and Mansfield ISD

Date: 03/13/2017 - 03/17/2017

### Spring Break Camp

Date: 03/13/2017 7:00 AM - 03/17/2017 6:00 PM

Location: Charley Taylor Recreation Center

601 E Grand Prairie Road

Grand Prairie, Texas 75051

For ages 6-12. Campers will participate in fun field trips, exciting games, and arts and crafts during the week. Each camper needs to bring a bag lunch, but we will provide daily snacks. Space is limited so register now. Fee is \$80 per child for the week.

### Late Night at the Library Series: Stargazing

Fun for the whole family!

Date: 03/03/2017 6:30 PM - 8:00 PM

Location: Main Library

901 Conover Drive

Grand Prairie, Texas 75051

This FREE event is for the whole family! We'll head outside for some fantastic night viewing. Registration is required, please contact Kristi Olabode at kolabode@gptx.org

### Tech Café

By appointment only.

Each Wednesday in March 1:00 PM - 3:00 PM

Location: Main Library

901 Conover Drive

Grand Prairie, Texas 75051

From downloading Hoopla onto your mobile device, so that you can check out ebooks and audiobooks, to learning how to gain access to the many online tools available through the library's website, our tech experts can help! Please schedule an appointment with Kristi by calling 972.237.5703 or via email at kolabode@gptx.org.

### Computer Class:

Introduction: Registration is required.

Date: Each Monday in March 6:00 PM - 7:00 PM

Location: Main Library

901 Conover Drive

Grand Prairie, Texas 75051

Mar. 6: Basics of Excel

Mar. 13: Basics of PowerPoint

Mar. 20: Basics of Word

Mar. 27: Social Media: Facebook

Start from the very beginning! Learn the basics of working on a computer, using a mouse, running programs and setting up an email. We will have multiple computer class series where we will teach you everything from turning on your computer to creating a social media profile. Computers are limited, so registration is required!

*\*No personal computers. \*Please come to class on time as staff will be unable to catch participants up who are more than 10 minutes late*

*\*Please sign up at the Main Library  
or email Kristi at kolabode@gptx.org.*



Mansfield ISD Spring Break  
March 13-17, 2017

## Grand Prairie Snap & Send!

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



# A Reminder That We All Can Just Get Along The Key is Communication!



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

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

- **Do unto others.** Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.
- **Know your differences.** Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.
- **Consider the view.** Keep areas of your property that others can see presentable.
- **Appreciate them.** If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.
- **Stay positive.** Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.
- **Talk honestly.** Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.
- **Be respectful.** Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.
- **Remain calm.** If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.
- **Listen carefully.** When discussing a problem, try to understand your neighbor's position and why he or she feels that way.
- **Take your time.** Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

Brought to You By Your Neighbor &  
*Mira Lagos Expert*



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

Everett & Rebecca Walden

**FREE MARKET ANALYSIS**  
Christina Kang 817.739.7433

## Spring Cleaning Checklist

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



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



# COMMUNITY WIDE YARD SALE

**Spring Garage Sale March 11, 2017**  
**Save the date!**

Email your address to [social@miralagoshoa.com](mailto:social@miralagoshoa.com) to have your address added to the Community flyer.  
*Permits are required from the city of Grand Prairie.*



**Daylight savings Time begins March 12, 2017**  
**Don't forget to set your clocks forward.**



I would like to welcome our new homeowners and add; *you are finally home!* As the Welcome Chair, I have watched us grow. Please consider joining us for our Welcome Reception on Sunday, March 12th, just drop me your name, address or email to [welcome@miralagoshoa.com](mailto:welcome@miralagoshoa.com) and I will make sure you receive an invitation.

While I wear the hat as Welcome Chair, I also coordinate a few ladies groups. If you would like to join in ~ meet some new friends, have some great laughs, food & cheer, we have BunKo, LCR & LCR Wild. Our Ladies Night Out is held on Monday nights. If you wish to give it a try, let me know that too! There is no commitment to attend every Monday, but once you come to one; you'll want come to all!

Elissa Sherlock  
Welcome Committee Chairperson  
BunKo/LCR Ladies Night Out



# SHAMROCK PRETZEL POPS

## Ingredients

- Mini pretzel twists
- Green chocolate melts
- Decorations (green M&Ms and green sprinkles)
- Equipment:
- Cake pop sticks
- Wax paper
- Baking sheet
- Fork
- Spoon (to stir the green chocolate melts)

## Instructions

1. Place green chocolate melts in a microwavable bowl and put it in the microwave, setting the timer for 30 second increments at 50% power, stirring every 30 second interval.
2. While the green chocolate is melting, line your baking sheet with wax paper. Gather the rest of your ingredients needed to make one shamrock pretzel pop. You'll need one cake pop stick, three mini pretzel twists, one green M&M, and green sprinkles.
3. Once the green chocolate is completely melted, now it's time to dip the pretzels and align them on the wax paper. **BIG TIP:**

- MOVE QUICKLY!!** The chocolate tends to set if not touched after a few minutes so you'll want to dip, arrange, and decorate your shamrock pretzel pop in a timely manner.
4. Working with one pretzel at a time, drop one pretzel in the green chocolate. Use your fork to move the pretzel around, making sure it is evenly coated.
  5. Get your fork underneath your pretzel and tap the fork on the rim of the bowl to allow all excess green chocolate to drip back into the bowl. This may take a few seconds.
  6. Bring your fork over to the wax lined baking sheet and gently lay your pretzel down.
  7. Repeat the dipping process with the second and third pretzels, arranging them in the shape of a shamrock when laying them down. Make sure to leave a little space in between the left and right pretzels for the cake pop stick.
  8. Dip the tip of the cake pop stick into the green chocolate (I tend to dip about an inch). Wedge the dipped tip in between the left and the right pretzel, making sure it's also touching the pretzel on top.



9. Carefully place an M&M in the center, connecting all three pretzels. Decorate your shamrock with green sprinkles.
10. Allow the green chocolate on the pretzels to set completely before removing from the wax paper. Once the chocolate has hardened, carefully peel your shamrock pretzel pop from the wax paper and ta-da!



## STAR

## SERVICE

At FirstService Residential we have very strong values!

We strive to meet these values every day for our residents and hope you will join us in recognizing those individuals who go above and beyond in delivering great customer service.

- ▶ **Have you witnessed an associate doing something great?**
- ▶ **Have you been exceptionally pleased with the service you have received?**
- ▶ **Do you want to let others know how awesome someone is?**

Help us show recognition to our Star Performers. Please email your feedback to [starserviceonsite@fsresidential.com](mailto:starserviceonsite@fsresidential.com). Be sure to list the Star performers' name and community. Thank you for allowing us to serve you.

Your HOA Management Team



Be Genuinely Helpful



Aim High



Improve It



Build Great Relationships




Own It



Do What's Right





## CABINET OF CURIOSITIES

# Cirque du Soleil's KURIOS

- Date: 03/01/2017 8:00 PM
- Location: Lone Star Park  
1000 Lone Star Pkwy  
Grand Prairie, Texas 75050  
February 17 to March 26, 2017.

Get your tickets for the fascinating and mysterious Cirque du Soleil Kurios Cabinets of Curiosities performances. Delve into a world where seeing is disbelieving. Explore the curio cabinet of an ambitious inventor who defies the laws of time, space and dimension in order to reinvent everything around him. Suddenly, the invisible is visible, perspectives are transformed and the world is turned upside down. The show combines a striking mix of amazing acrobats, astonishing gymnasts, original music, outrageous costumes, dramatic set design and magical lighting to tell a story beyond imagination.

Information: 1-866-6-CIRQUE, [www.cirquedusoleil.com](http://www.cirquedusoleil.com)



# Appreciating our Fire Fighters at Station 10 tenfold!

Mira Lagos Fire Station 10 the pride and joy for not only Mira Lagos, but also Grand Peninsula and bordering Mansfield. Recently, a group of friends from all of these neighborhoods decided to show Fire Station 10 how much they're appreciated.

Under the coordination of Jill Helm, friends came together and prepared an Italian dinner for all three shifts. They had to coordinate with the main office and drop items off three days on a row in order to personally thank all three shifts. The participation was so great, that it didn't end with just Lasagna, bread, salad, iced tea & dessert! So many wanted to contribute, that each meal delivery included cases of water and Gatorade paper products and a Kroger gift card for each shift.

The Fire Station Crews were thankful and gracious. The volunteers only wanted to show their appreciation, but the Crew gave back 10 times more! The guests enjoyed a wonderful guided tour of what it's like to be part of the Fire Station 10 family that included a hand-on demonstration of the trucks, ambulance, rescue boat, workout room, sleeping areas, living room and kitchen.

If you, your family and your friends want to become involved in showing appreciation to our Fire Station 10, please call the Grand



Prairie Non Emergency number and set up a meal delivery..Jill Helm said "On all three shifts the fire fighters were happy to receive the food and get a night off from cooking. They said the neighborhood had been very charitable with sweets. When we asked them what were there favorite drop-offs the fire fighters said fruit baskets and vegetables, and healthy snacks. I also noticed they purchase most of their food from Kroger or Sam's Club so gift cards from either of those would be great. We appreciate our fire fighters at station 10!"

Elissa Sherlock

## St. Patrick's Day Events

### North Texas Irish Festival

NTIF is recognized around the world as one of the premier locations for true Irish and Celtic performers. Over the past 30 years it has hosted some of the greatest of all Celtic musicians. It is perhaps the most extensive celebration of the month. If you're less into the partying and more into Irish culture, this is the event for you. Over the years, the festival has included many Celtic music performers. This year, the music portion of the festival is themed "Legends and Legacy," with the goal of highlighting both the old and new in North Texas' "hotbed of Irish music," which apparently exists. Other events include a shepherding competition and an Irish Dance competition. There will also be a DeLorean car show, a Scottish Clan village, Irish whiskey tasting, and more. Location: Fair Park, Dallas, TX

Friday, March 3rd 6:00- 11:00pm  
 Saturday, March 4th 10:30am-11:30pm  
 Sunday, March 5th 11:30am-7:30pm

### St. Paddy's Pickle Parade in Mansfield (March 11 & 12)

Usually, the green in St. Patrick's Day is in reference to leprechauns and shamrocks, but in Mansfield the color green is for pickles. The St. Paddy's Pickle Parade and Palooza takes place each year in historic downtown Mansfield, near Arlington and about 45 minutes from Dallas' city center. Home of Best Maid Pickles, Mansfield prides itself on being the "Pickle Capital of Texas." This year's

parade and palooza is themed "Shamrock and Roll," a tribute to Elvis. The pickle-filled event will feature pickle-juice-drinking and pickle-eating contests. One of the most popular pickle events is the "Pickle Queen," a pageant-style competition, with a minimum entry age of 40.

### Cowtown Goes Green at the Fort Worth Stockyards (March 19)

Fort Worth for Cowtown Goes Green. Known as Fort Worth's largest St. Patrick's Day celebration, this event will feature more family-friendly activities including a petting zoo and pony rides. As for more Irish-themed events, there will be live Irish music by 5 Second Rule. A "Western/green" themed parade will take place prior to the 4 pm cattle drive, so you can expect to spot some shamrock-studded cowboys.



# Boy Scouts Flag Placement Service



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

- Days of Remembrance**  
**February 20, 2017 President's Day**  
**May 29, 2017 Memorial Day**  
**June 14, 2017 Flag Day**  
**July 4, 2017 Independence Day**  
**November 11, 2017 Veteran's Day**

Checks in the amount of \$35.00 should be made payable to Troop 2014. Please mail the check to Mr. Mark E. James our Committee Chair at: Mark E. James  
920 Leadville Drive  
Arlington, TX 76001-8541

**Your contribution helps fund the following activities this year:**

- Attend a week long summer camp filled with lots of outdoor activities and skills
- Advancement awards and other recognitions for the boys
- Camping equipment such as cook kits, chuck boxes, cooking utensils, tents, axes, saws, etc.
- Support Troop Service Projects within our community of Mansfield  
Your support will help scouts to become civic-minded and industrious citizens as they progress through our Boy Scout program, on their way to become an Eagle Scout. The young men and leaders of Troop 2014 thank-you for your support in our yearly activities.

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

## Keep your backyard bug free - naturally.



Summer is the time for barbecue parties and sleeping under the stars, but bothersome bugs can ruin outdoor fun. Many people spray themselves and their lawns with chemical repellants to get rid of these pests, but there are natural alternatives that are environmentally friendly to your home and our association. Here are a few tips to help you enjoy a bug-free summer.

Get growing. Planting a simple garden can do wonders in keeping the bug count down. Plants like garlic, radishes, marigolds, nasturtium, oregano, sage, rosemary, cilantro and mint are easy to cultivate and can make the area in and around your garden uninviting to the creepy crawlers, as they act as natural bug repellants. Pest-control never looked or tasted so good!

Wet and wild. Eliminate stagnate or standing water in your yard; it provides breeding grounds for mosquitoes. Emptying used kiddie pools and fountains and refilling them with fresh water, cleaning gutters of leaves and other rain-blocking debris and filling in puddles with dirt are just some of the ways to reduce the buzzing bugs in your yard.

Going to the birds. Setting up a few bird houses in your yard is not only a great way to enjoy the beauty of our feathered friends, but it also mitigates bug problems, since many birds love to dine on dragonflies, dung beetles and the ilk.

Candle in the wind. When outdoors, ignite an all-natural bug repellant candle nearby to keep the bugs at bay, and enjoy the sweet smell of citronella, lavender, mint and other aromas that pests find repugnant. Brands such as BioSensory, Solay, Melo and Yankee Candle have jumped onto the debugging bandwagon and offer eco-conscious candles.

Light up the night. Many high-flying insects are drawn to light like a moth to the...you get the idea. So, why not install an elevated yellow bug light on your back porch or deck to attract those critters up and away from the ground (and you!) when you spend an evening outdoors. Of course, be sure to review our CC&Rs or talk with to an association representative to make sure your bug lights are in compliance with our rules.





## What Are CC&Rs Anyway???

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

The Articles of Incorporation are a one-page document that must be filed with the Secretary of State. It simply states that a non-profit corporation is being formed (our community association).

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.

In order to close escrow on your home, you signed a series of papers, one of which stated that you had read the CC&R's and agree to abide by them. When escrow closed, you entered in to a contractual agreement with the other owners in our community to conform to the dictates of those CC&R's. This is where some owners get confused. The confusion, however, is easily cleared up once the CC&R's are read, or re-read as the case may be. After all, how many of you actually read and understood the CC&R's before closing escrow? Those that did are to be applauded. The rest of us have had to take a crash-course on the CC&R's through trial and error. Often we have found out that we are in non-compliance to the CC&R's or Rules & Regulations through correspondence received by our management company. So, we dust off that old copy of the CC&R's (it took me half a day to remember where it was) and, sure enough, there it is in black and white, the exact restriction that we completely forgot about. Being responsible owners we correct the situation and, armed with a new-found knowledge of our

CC&R's, we continue with our lives, undisturbed (that is, until we "forget" something else and have to go through the process once again).

Often we focus on the "pain in the neck" aspect of our CC&R's, but by doing so we miss the real beauty of their purpose. 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 & Regulations (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.

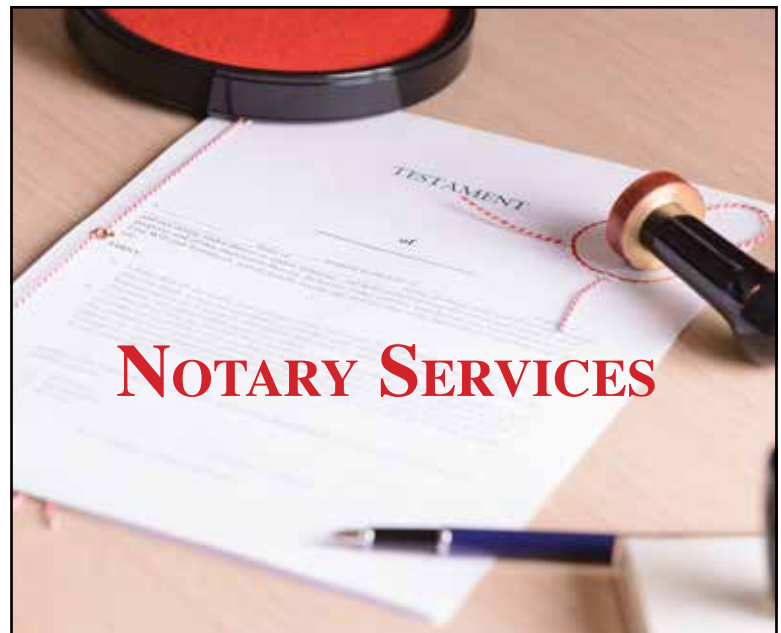
Example: What would the impact on your property values be if your neighbor decided to repair automobiles in his parking area as a part-time job and decided to advertise with a big sign he nailed to the roof of his building? Furthermore, in order to attract attention to the sign, he painted his building 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.

So, 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.

## Lawn and Garden Tips

March is a good time to start planning lawn and gardening projects. By April 1 in North Texas, we should be safe from late season freezes. If you haven't already started planting, now is the time to get inspired and make a plan.

- Put down pre-emergent herbicide Late February or early March to prevent last year's weed seeds from sprouting.
- Remove all dead vegetation from gardens.
- Sow vegetable and flower seeds or plant bedding plants. Be prepared to protect them in case of a late freeze. You can use the planting containers inverted over the plant, but be sure to remove as soon as temps are above freezing.
- Plant summer flowering bulbs, perennial flowers shrubs and trees.
- Fertilize existing trees with fertilizer spikes around the drip line of the tree.
- Once grass starts to green up, mow to remove some of the dead grass, and fertilize with a balanced lawn fertilizer. Aerate lawn if soil is compacted. If needed use Broadleaf weed killer on lawn, but avoid getting it on desirable plants and trees.
- Add compost to garden soil and work it into the soil.
- Lightly prune trees to raise the canopy height, and remove diseased and crossing branches before it gets too hot.
- It is a great time to audit your sprinkler system by checking your controller settings and looking for leaks before letting it run on auto pilot. One inch of water per week is ideal for lawn, plants and trees. April and May is also thunderstorm season. If Mother Nature doesn't provide enough rain, be sure to supplement with your sprinklers, so that plants develop a strong root system heading into summer.
- Lawn maintenance and gardening chores are great exercise that costs much less than a gym membership, and it also increases your property value. Plan your work, work your plan and then sit back and enjoy the beauty!



## NOTARY SERVICES

The On-site Manager, Stacy McGrath, and Assistant Manager, Matt Urbaniak are Notaries for Mira Lagos Free to the residents needing services. Please make an appointment at [manager@miralagoshoa.com](mailto:manager@miralagoshoa.com).



# ACCOMPLISHMENTS FOR 2016

- ⊗ Stained the Arbors at all 3 pools
- ⊗ Painted North and East Pool fence
- ⊗ Resurfaced North and East pool deck
- ⊗ New LED lights in all 3 pools
- ⊗ New chlorinator and sand filters at all 3 pools
- ⊗ Planted new flowers at all entrances
- ⊗ Planted 6 new trees, 5 @ East Pool and 1 @ South Pool
- ⊗ New Water Fountain at North and East Pool
- ⊗ New street sign replacement
- ⊗ Fence Extension at North and East Pool

