

February 2017

PRSR STD
US POSTAGE
PAID
Dallas, TX
Permit 3384



MIRA LAGOS

Messenger



In This Issue

Annual Meeting Notice	3	Santa Cop	7
Holiday Contest Winners	6	Boy Scouts Flag Service.....	10
Holiday Celebration	7	ACC Request Form.....	12

Who to Follow on Twitter

@MiraLagosHOA

Association Information and Neighborly News

@GrandPrairiePD

Grand Prairie Police Department

@gp_tx

City of Grand Prairie, Texas

@GrandFunGP

City Parks, Arts and Recreation Department

@mansfieldisd

Mansfield Independent School District

@Gpscanner

Grand Prairie Scanner, local Police, Fire, EMS

@DFWscanner

DFW Scanner, area Fire, Police, EMS

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

Find us online at:

www.facebook.com/MiraLagosHOA

www.twitter.com/MiraLagosHOA



Association Contact Information

www.miralagoshoa.com

www.texas.fsrconnect.com/miralagos

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

Matt Urbaniak,
Assistant Manager
Matt.Urbaniak@fsresidential.com

Cynthia Prox, Administrative Assistant
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
Meetings: monthly

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

Landscape
Pam Downs and Lisa Watkins,
Co-Chairs
landscape@miralagoshoa.com
Meetings: 1st Wednesday monthly

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

Pool and Sports
Mike Joffrion
poolsandsports@miralagoshoa.com
3rd Tuesday (Apr-Sept)

New Members welcome on all committees!

Safety
Robert McLain, Chairman
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



Let us help you find your Perfect Pet.

Now With Two Convenient Keller Locations!

HSNT Welcome Home Adoption Center
363 Keller Parkway, Suite A • Keller, TX 76248
Open 12 pm - 6 pm daily
817-431-1170 • Keller@hsnt.org • www.hsnt.org

HSNT Keller Regional Adoption Center
330 Rufe Snow Dr. • Keller, TX 76248
Open 12 pm - 6 pm Monday - Saturday
817-743-4711 • Keller@hsnt.org • www.hsnt.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.

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.



Black History Month, or National African American History Month, is an annual celebration of achievements by black Americans and a time for recognizing the central role of African Americans in U.S. history.

The event grew out of "Negro History Week," the brainchild of noted African-American historian, author and journalist, Carter G. Woodson and other prominent African Americans. Since 1976, every U.S. president has officially designated the month of February as Black History Month. Other countries around the world, including Canada and the United Kingdom, also devote a month to celebrating black history.



**MEETING
NOTICE!**

*You're
Invited*

**Annual Meeting
February 23
6:30pm sign-in, 7:00pm start
Rush Creek Church • 1355 Seeton Road
(Across from Lake Ridge High School)**

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community. Here are a few agenda items and meeting activities you won't want to miss:

- Meet the board, committee members and the HOA on-site management.
- Learn about the association's mission statement.
- Get an update on all current and future scheduled projects.
- Review the proposed budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

Brought to You By Your Neighbor &
Mira Lagos Expert



Century 21
JUDGE FITE COMPANY
Wherever Life Leads You



"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

Make Buyers Fall for Your Home

Potential buyers may not value the same style & extra features as you. You can't approach the home selling process expecting every buyer to share all of those same values - and pay for them. When getting your home ready for sale, visit local model homes, read design magazines for ideas on updating, and remember to keep your home's design choices neutral and restful. When you need a little help, give an experienced local realtor a call. They can help you see your home through the eyes of a typical buyer. Often times, if a client needs a little help, I bring in a professional home stager to help get a home show ready. A little extra work before you list can pay off big once your home hits the market.



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

Something is Hidden. Can you find it?

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

Please email 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
February 2017 Holidays						
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						

February 2 Ground Hog day
February 4 Rosa Parks Day
February 14 Valentine's Day
February 20 President's Day
February 28 Mardi Gras

Grand Prairie's Newest Self Storage Facility!

We have a storage unit to fit
all your needs and budget.



Call or Come See Us Today!

214-235-0105

3031 Equestrian Lane
Grand Prairie, TX • 75052

www.hwy360selfstorage.com

Family Owned!



Mention or present this ad
and receive a **FREE DISC LOCK**
when leasing a unit!



Video Surveillance!



- Packing, moving & storage supplies
- On-Site manager
- Daily electronic gate access
- Video surveillance
- Climate controlled units
- Enclosed RV & boat units
- Family owned and operated





Upcoming Events

HOA Budget Meeting January 19
HOA Annual Meeting February 23

Social Event Dates:

Spring Garage Sale March 11
 Spring Fling April 15
 Annual Luau and BBQ Cook-Off May 13
 Community Sharing Event – Back Pack/Food . July 1 - August 5
 Fall Garage Sale September 19
 Fall Festival and Vendor Fair October 14
 Community-Wide Holiday Celebration December 9

Landscape:

Yard of the Months April-July
 Holiday Contests October and
 December

Safety Event dates:

Women's Self Defense March-TBD
 Pool and Lake Safety June-TBD
 Coffee w/ a Cop not confirmed - Rush Creek... July-TBD
 CPR July-TBD
 1st Aid August -TBD
 National Night Out w/GPPD October 3
 Santa Cop/Santa Spot will be in line
 with COGP. November -TBD

Welcome Committee event dates:

Welcome reception - Location TBD March 12
 Welcome reception - Location TBD August 6

Pool Committee:

Pool soft opening date May 1
 Pool closing date September 5

(S. Pool could stay open long – due to Texas weather)



Lollipop Valentine's Cookies

Ingredients:

- 12 craft sticks
- 1/2 cup semisweet chocolate chips
- 1/2 cup butter, softened
- 1/3 cup packed light brown sugar
- 1/2 teaspoon vanilla extract
- 1 egg
- 2 cups all-purpose flour
- 1/4 cup unsweetened cocoa powder
- 1/4 teaspoon salt
- 12 (1 ounce) squares white chocolate
- 1 egg white
- 1 1/4 cups confectioners' sugar
- 3 drops red food coloring

Directions:

- Bring sugar, butter and egg nog 1. Soak craft sticks for one hour in a bowl of cold water.
- In small heavy saucepan over very low heat, stir chocolate chips until melted and smooth. Remove from heat; let cool.
- In large bowl with electric mixer at medium speed, beat butter, brown sugar and vanilla until fluffy. Beat egg in well; beat in cooled chocolate. With mixer at low speed, beat in flour, cocoa powder and salt until smooth. Divide dough in half.
- Preheat oven to 375 degrees F (190 degrees C) and grease 2 large cookie sheets.
- Roll each half out to 1/8 inch thickness between 2 sheets of wax paper; freeze, in wax paper, 5 min-

utes. Peel top sheets of wax paper off dough; cut dough out using 3-inch heart-shaped cutter. Reroll scraps; freeze again 5 minutes; cut out. Place half of the hearts 1 inch apart on prepared cookie sheet.

6. Drain sticks, pat dry. Place one stick on each heart to make 2 1/2 inch handle, pressing lightly into dough. Place remaining hearts on top; press edges gently to seal. Bake about 12 minutes until firm to touch. Cool on wire racks.

7. In 2-quart heavy saucepan over very low heat, or in top of double boiler set over barely simmering water, stir white or milk chocolate until melted and smooth; if using both chocolates, melt in separate 1-quart pans. Remove from heat.

8. Holding each lollipop by handle, dip into chocolate to coat on both sides; let excess chocolate drip back into pan. Place each lollipop as it is coated on wax-paper-lined cookie sheet; refrigerate 20 minutes until chocolate is set.

9. To Make Icing: In large bowl with electric mixer at high speed, beat egg white and confectioners' sugar until very smooth. If desired, remove small portion of icing to separate bowl; tint with drops of food coloring. Spoon icing into decorating bag fitted with small writing tip; pipe over lollipops in desired patterns. Decorate with assorted candies and decors; attaching with dots of icing.

Grand Prairie

TEXAS



Toddler Time

- Date: Every Thursday thru March 10:30 AM - 11:30 AM
- Location: Betty Warmack Library
760 Bardin Road
Grand Prairie, Texas 75052
- Introduction: For children 1-3 years of age.

Get ready to shake, rattle and roll as your toddler dances, marches and runs their way to literacy success! This interactive discovery time gives your child the opportunity to explore their world with new friends as they begin to move about.

What's all the HOOPLA about??

Starting Nov. 10, the Grand Prairie Libraries add hoopla digital, the online portal to thousands of e-books, audiobooks, movies, TV shows, albums, and comics, all available for mobile and online access – all you need is a valid Grand Prairie library card! Library cards are free, even to non-residents.

Grand Prairie library card holders can download the free hoopla digital mobile app (Android or IOS) or visit us online to begin enjoying thousands of titles – from major Hollywood studios, record companies and publishers – available to borrow for instant streaming or temporary downloading to their smartphones, tablets and computers.

Come see what all the hoopla's about:

- Once you borrow a title on one device it is automatically available via all devices with the hoopla digital app and via your PC web browsers (IE 8+, Firefox 12+, Safari 5+, and Chrome 19+).
- When using hoopla you will be able to begin streaming the content immediately. You can also download content to view at a later date (in case you won't have Wi-Fi on that camping trip).
- You will be allowed to borrow 8 titles each month.
- Video lends for 72 hours
- Music lends for 7 days
- Audiobooks lend for 21 days
- You are able to access (view/listen to) borrowed content as often as you want during the checkout period and you can return any borrowed title whenever you want.

Thank you to all who participated in our Christmas Lights contest for 2016! Here are our winners! Let's make it magical in 2017!

El Llano
2939 La Roda

El Arroyo
3215 Serpis
3267 Yeltes

La Pradera
3028 S. Camino Lagos
7227 Herboso

Marbella
2707 Explorador

Valencia
2748 Columbus

Bella Vista
3024 England Pkwy
3032 England Pkwy
2959 England Pkwy

Las Brisas
2840 Mariposa

Cordova
3027 N. Camino Lagos
7092 Carmona

La Ensenada
2944 Bahia
2927 Bahia

Escondido
2916 Benissa
7008 Palencia

Sonora
6929 Nava

El Sendero
2843 S. Serrano

La Tierra
7255 Cedro



2939 La Roda



3215 Serpis



3267 Yeltes



3028 S. Camino Lagos



7227 Herboso



2707 Explorador



2748 Columbus



3024 England Pkwy



3032 England Pkwy



2959 England Pkwy



2840 Mariposa



3027 N. Camino Lagos



7092 Carmona



2944 Bahia



2927 Bahia



2916 Benissa



7008 Palencia



6929 Nava



2843 S. Serrano



7255 Cedro

2016 Holiday Celebration Event

This year's holiday event was a blast. Red, green and sparkling gold set the perfect mood to enjoy an amazing dinner with friends and neighbors. D. J. Mike was playing all the favorite holiday songs and sharing in the fun of giving away door prizes with our wonderful Social Committee chair, Deirdre Garrett. Santa and Mrs. Claus stopped in to have apple pie, read all the children a few Christmas stories and hear about all those Christmas wishes. A very special thanks to all those who volunteered and attended this event. Hope to see you at the next one!!



Santa Cop – It was cold and it was raining, but that didn't stop our wonderful Police and Firemen volunteers as well as neighbors from coming out and supporting Santa Cop. We want to say thank you to each and every one of you that dropped off toys, volunteered and donated to help less fortunate children have a Merry Christmas!! **THANK YOU MIRA LAGOS!!**



Mira Lagos Tree Requirements

Mira Lagos CC&Rs Section 4.16 Landscaping. At a minimum, the landscaping for each Lot shall consist of a fully sodded front yard and a fully grassed side yard on the street side of each corner lot and the planting of **two trees** that are a minimum of **3 inches caliper** in the front yard of each lot between the building set back line and the sidewalk or in the front parkway between the sidewalk and the curb. Landscaping shall be place within thirty (30) days after the main residence is occupied. (The HOA is currently working on revising this particular section of the documents as some of the yards are too small to equip 2 growing trees- please check with the onsite office for details.)

Tree caliper measurement refers to the diameter of the tree's trunk. Therefore, a 3-inch caliper tree has a trunk that is 3 inches across. A tree caliper is commonly used to calculate this measurement, especially for trees that do not have very large diameters. The caliper of a tree trunk can be measured at about 6 inches from the ground or from the tree base. By calculating the tree caliper, an individual can determine if the tree has suitable dimensions for its intended purpose.



Mardi Gras or Fat Tuesday February 28, 2017

Mardi Gras or Fat Tuesday, in English, refers to events of the Carnival celebrations, beginning on or after the Christian feasts of the Epiphany , Three Kings Day, and culminating on the day before Ash Wednesday. Mardi Gras is French for "Fat Tuesday", reflecting the practice of the last night of eating richer, fatty foods before the ritual fasting of the Lenten season.

Popular practices on Mardi Gras include wearing masks and costumes, overturning social conventions, dancing, sports competitions, parades, etc. Similar expressions to Mardi Gras appear in other European languages sharing the Christian tradition, as it is associated with the religious requirement for confession before Lent begins.

The festival season varies from city to city, as some traditions, such as the one in New Orleans, Louisiana, consider Mardi Gras to stretch the entire period from Twelfth Night (the last night of Christmas which begins Epiphany) to Ash Wednesday. Others treat the final three-day period before Ash Wednesday as the Mardi Gras.

Mardi Gras in the United States

Many historians believe that the first American Mardi Gras took place on March 3, 1699, when the French explorers Iberville and Bienville landed in what is now Louisiana, just south of the holiday's future epicenter: New Orleans. They held a small celebration and dubbed the spot Point du Mardi Gras. In the decades that followed, New Orleans and other French settlements began marking the holiday with street parties, masked balls and lavish dinners. When the Spanish took control of New Orleans, however, they abolished these rowdy rituals, and the bans remained in force until Louisiana became a U.S. state in 1812.



On Mardi Gras in 1827, a group of students donned colorful costumes and danced through the streets of New Orleans, emulating the revelry they'd observed while visiting Paris. Ten years later, the first recorded New Orleans Mardi Gras parade took place, a tradition that continues to this day. In 1857, a secret society of New Orleans businessmen called the Mistick Krewe of Comus organized a torch-lit Mardi Gras procession with marching bands and rolling floats, setting the tone for future public celebrations in the city. Since then, krewes have remained a fixture of the Carnival scene throughout Louisiana. Other lasting customs include throwing beads and other trinkets, wearing masks, decorating floats and eating King Cake.



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. Be sure to list the Star performers' name and community. Thank you for allowing us to serve you.

Your HOA Management Team

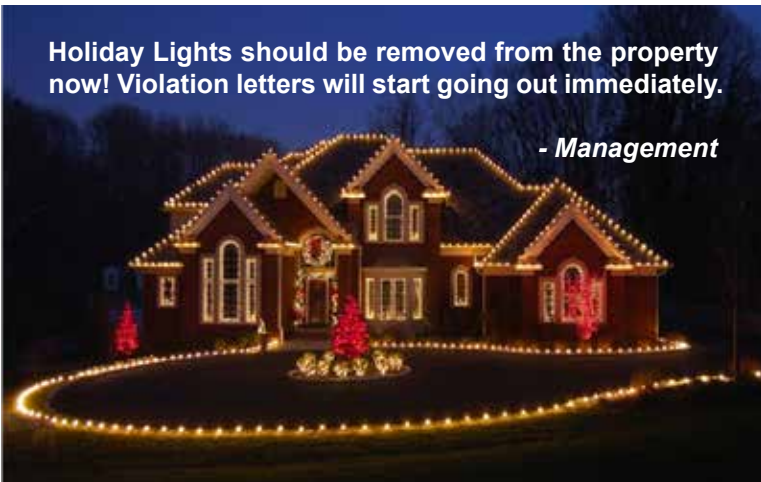




Responsible Pet Owner Month

February is responsible pet owner month, owning a pet is not just a privilege it's a responsibility. This is a good time to think about the importance of getting your pet spayed or neutered and to schedule a check-up with your veterinarian. Here are a few tips and guidelines that all pet owners should live by:

- Make them part of the family. Pets, especially dogs need companionship.
- Pet proof your house. Make sure your household products and food that can harm pets is in a safe location.
- Regular visits to the veterinarian and groomer.
- Spay or neuter your pet. Studies have shown that pets that are spayed or neutered live healthier, longer lives and are less likely to develop behavior problems.
- Always keep an ID tag on your pet. Also, consider getting your pet microchipped to identify him if he is lost or stolen.
- Train your pet. Dogs should at least understand basic direction like "sit" and "stay".
- Give them the exercise they need. All pets need regular exercise to stay fit and release their energy.
- Feed them properly. Keep your pet on a regular portion controlled diet will help manage weight and prevent health problems.
- Socialize your pet. Meeting new people and other pets improves the confidence of your pet.
- Love your pet. You are your pet's favorite thing in the world. They crave your love and attention. So show your pet the love and devotion he shows you.



Holiday Lights should be removed from the property now! Violation letters will start going out immediately.

- Management

February 4 Rosa Parks Day



Rosa Louise McCauley Parks was born February 4, 1913 in Alabama. Rosa was an American civil rights activist and leader whom the United States Congress called "the first lady of civil rights" and "the mother of the freedom movement".

On December 1st 1955, Rosa Parks refused to move to the back of the bus and stood up against segregation. Her refusal to surrender her seat to a white passenger on a Montgomery, Alabama bus spurred a city-wide boycott. The city of Montgomery had no choice but to lift the law requiring segregation on public buses. Rosa Parks received many accolades during her lifetime, including the NAACP's highest award

"Each person must live their life as a model for others."

"I would like to be known as a person who is concerned about freedom and equality and justice and prosperity for all people."

Thurgood Marshall



Thurgood Marshall was born in Baltimore, Maryland July 2, 1908 and served as legal counsel for the National Association for the Advancement of Colored People (NAACP) and was an Associate Justice of the Supreme Court of the United States, serving from October 1967 until October 1991. Marshall was the Court's 96th justice and its first African-American justice.

Before becoming a judge, Marshall was a lawyer who was best known for his high success rate in arguing before the Supreme Court and for the victory in *Brown v. Board of Education*, a decision that desegregated public schools. He served on the United States Court of Appeals for the Second Circuit after being appointed by President John F. Kennedy and then served as the Solicitor General after being appointed by President Lyndon Johnson in 1965. President Johnson nominated him to the United States Supreme Court in 1967.

"In recognizing the humanity of our fellow beings, we pay ourselves the highest tribute."

"Our whole constitutional heritage rebels at the thought of giving government the power to control men's minds."

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:

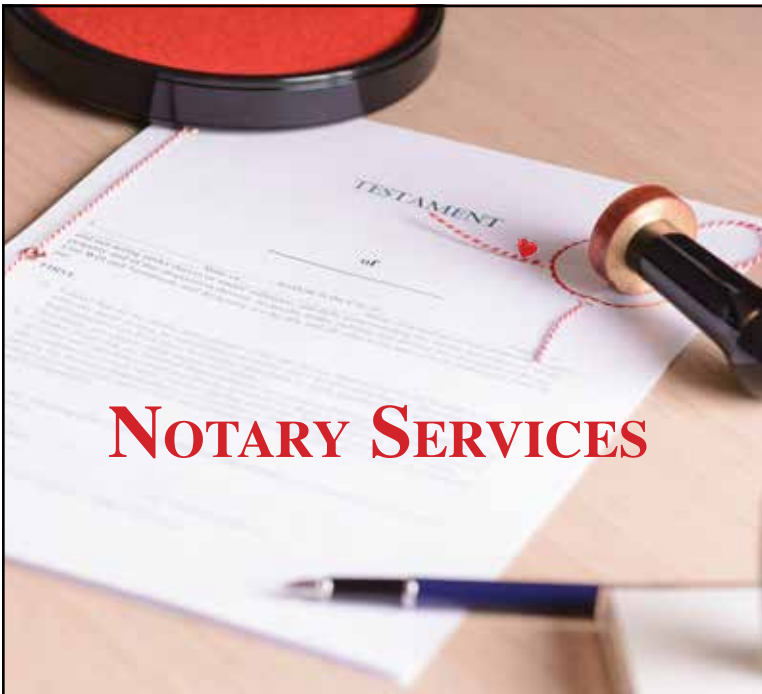
- Days of Remembrance**
- February 20, 2017 President's Day**
- May 29, 2017 Memorial Day**
- June 14, 2017 Flag Day**
- July 4, 2017 Independence Day**
- November 11, 2017 Veteran's Day**

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



NOTARY SERVICES

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.

COMMUNITY WIDE YARD SALE

Spring Garage Sale March 11, Save the date!
Email your address to social@miralagoshoa.com to have your address added to the Community flyer.
Permits are required from the City of Grand Prairie.

Love your lawn

For a lovely landscape, treat your lawn with **pre-emergent** around Valentine's Day to help with weed control in the spring.

Secrets to Lowering Your

PROPERTY TAXES

Everyone likes a tax break, and you may be in line to get one. If you have already received your assessment notice, you may have to wait for next year. But there are still ways that you can lower your property taxes for this year. Keep reading!

#1: Appeal Property Assessments

Think about this revealing fact: between 30% and 60% of homeowners are paying a higher property tax rate than they should because of a bad property assessment. Yet only 1 in 10 homeowners ever contest that assessment. Pull together information comparing your property to similar properties in your neighborhood. (A real estate agent may be able to help you with this.) Once you compare your rate to what others around you are paying, you will have a good idea about whether your assessment is wrong. However, any improvements you have made since your last assessment will cause your property taxes to go up. Also, take a look at your property card by going down to your assessor's office to check for errors. Keep this in mind: up to 40% of homeowners who challenge their assessments win!

#2: Tax Credits for Certain Improvements (Think Green)

An indirect way to reduce your property taxes is to offset them with tax credits. You would be amazed at how much money homeowners leave with the IRS at the end of each year simply because they did not claim all of the credits due to them.

If you make certain improvements to your home that fall into one of these categories, you could offset your property taxes by hundreds if not thousands of dollars. Here are three homeowner tax credits available to you:

- Home Improvement Loan Interest. Any home improvement loan of \$100,000 or less is tax deductible.
- Energy-Efficiency Tax Credit. Simple improvements like installing new efficient windows, HVAC, insulation, or storm doors can account for up to \$500 in tax credits.
- Renewable Energy Tax Credit. Green improvements like installing solar panels that supply your home with energy gives you a tax credit of 30% of your costs for buying and installing. These tax breaks may change frequently, so consult a tax professional to discuss what is available to you.

#3: Take Advantage of Tax Breaks

Finally, in addition to these measures, standard run-of-the-mill tax breaks can save you a lot of money. You need to bone up on the different credits afforded to you as a homeowner. Talk to a tax professional about shielding part of your home valuation from taxes. Ask what credits are available to you as a senior or a veteran. Regular mortgage deductions added up to close to \$2,000 in 2012.

Every locality is different, and some cities and states may offer additional tax breaks and property tax reductions that are not listed here. Check with your local county clerk's office or talk to a tax professional about more ways to reduce your property taxes.

SPRING LANDSCAPING

February in Texas is a transition to Spring

Start planning for a beautiful spring landscape now. In North Texas the weather is variable, but we almost always get some nice days to work in the yard and cure your gardening spring fever!

- Put pre-emergent on your lawn to prevent cool season grassy weeds from sprouting.
- Prune Trees, Roses, and Shrubs
- Clean up leaves and any dead plant material
- Prune crepe myrtle seed pods, but don't top them (Crepe Murder)
- Plant bare root perennials and summer flowering bulbs as soon as ground is workable
- Best time to fertilize trees
- Once freezing weather has passed cut lawn to stimulate growth
- Inspect sprinkler system for leaks and time settings
- Sprinklers can still be in the off position and only water when there is a shortage of rain.
- Please conserve water whenever possible

Grand Prairie Snap & Send!



Grand Prairie residents using the city's new "Snap and Send" app can now report issues, such as street light outages and code violations, using their smartphones. The app, currently compatible with iPhone, iPad and iPod touch, allows users to specify the location of an issue and attach a photo to send directly to city staff as well as track the status of their service requests.

Search "Snap and Send Grand Prairie TX" in the Apple App Store and download for free. The city plans to make the app available for Android users in the future.

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

ACC Use Only
Rq. No.
Phase

Mira Lagos Homeowners Association - ACC Property Modification Approval Request Form

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

1. ABOUT THE RESIDENT(S)

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

2. ABOUT THE PROJECT

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

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

3. ABOUT THE REQUIREMENTS

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

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

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

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

Mira Lagos HOA
3025 S. Camino Lagos
Grand Prairie, Texas 75054

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

Stacy McGrath
Association Manager

Email - manager@miralagoshoa.com