



THE HOMESTEAD NEWS

September / October 2015

<http://www.homesteadatcarrollton.com/>

HOA PRESIDENT'S LETTER

I hope that you have enjoyed the spring months. The 4th of July parade and pool party were once again a lot of fun. I want to thank John Waida and Sarah and Rusty Nejd1 for their time and effort in putting together this event – it makes The Homestead such a unique community.

The summer storms have brought damage or loss of trees and landscaping for several of us. This newsletter includes reminders about landscaping and general home improvement matters as well as the Architectural Control Committee process. If you have questions, please reach out to one of the members of the ACC committee for assistance.

As you know, we are in a stage of transition. Our new HOA Administrator, Cathy Quaid, recently started and I'm excited to have her serving our community. She wears many hats and is available at the clubhouse during business hours unless she's meeting with a resident or tending to community matters. Be sure to stop by to meet Cathy and let her help you with pool cards, questions, or general concerns.

While Cathy is onsite, she can't be everywhere at once. If you see something that causes you concern or community areas in need of attention, please let Cathy know at (972)261-9841 or HomesteadatCarrollton@gmail.com. The board also wants to hear from you. Using the contact section of the website will make sure your message is received by the board.

This article is not available online.

POOL CARDS

Pool cards are available at the clubhouse during regular work hours
Monday thru Friday.
Replacement cards are \$25 and must be paid by check.



BACK TO SCHOOL

School will be starting on August 24th –
REMINDER- our kids will be walking to and from school please be aware of school zones



“do we have your correct email?”

To be sure to get the neighborhood email blasts and other announcements, please make sure your current email is on file with us (this is separate from the Neighborhood Discuss List). If you're not sure what we have on file, contact the HOA Administrator at 972-261-9841 or homesteadatcarrollton@gmail.com.



Board of Directors Meetings

We would like to thank the homeowners who have taken the time to attend the Association's most recent Board of Directors Meeting. These meetings are held in the clubhouse on the third Monday of most months, and we encourage homeowners to attend and witness first-hand the dedication and hard work of the Board Members on behalf of the owners. Being a Board Member is a very challenging position, requiring each member to put the interest of the Association as a whole before their own, with the ultimate goal of maintaining the neighborhood common areas and increasing property values for all owners in the most financially responsible manner possible.

BOARD OF DIRECTORS MEETING
Next meeting August 17, 2015

POKENO, BUNCO & POKER GROUPS

There are quite a few Pokeno and Bunco groups in the neighborhood. These are terrific ways to get to know people in our neighborhood. If you would be interested in subbing for a group, contact:

This article is not available online.

If any other groups would like their contact information listed for people who might like to substitute or join a group, or if you would like to start a new group (it doesn't have to be only Pokeno or Bunco), please submit that information to Cathy Quaid, Resident Services Manager, at 972-261-9841 or homesteadatcarrollton@gmail.com.

Because Painting Is **personal**[®]



RESIDENTIAL & COMMERCIAL
INTERIOR & EXTERIOR PAINTING
POPCORN CEILING REMOVAL
WALLPAPER REMOVAL
STAINING
CARPENTRY REPAIR
DRYWALL REPAIR

2 YEAR WARRANTY • INSURED • COLOR CONSULTATIONS

Don't Wait. Call Today!
972-280-0608
rfreddo@certapro.com

CertaPro Painters[®]
★ ★ ★ ★ ★
LOCALLY OWNED & OPERATED BY RICH FREDDO



FREE Diagnostics Neighborhood Pick-up & Delivery Available!

- Electrical • Suspension • Brakes
- Tune-ups • Engine & Exhaust
- Custom & Performance Mods
- Audio & Video

Complete Automotive Repairs
All Makes & Models

John Stewart
13 yr. Homestead resident
4214 Charles St. Carrollton, TX 75010
Cell **214-912-6389** • Shop **469-534-2727**
jrsautomotiveconcepts@gmail.com

10% Discount for all Homestead residents

CONTACTS TO REMEMBER

Contact Information:

When you have a question or concern, use the following contact information to get assistance.

- ✓ **Cathy Quaid, Resident Services Manager** (ACC; violations; landscaping, irrigation or common area concerns; forms; clubhouse, pool cards, etc.): 972-261-9841 or homesteadatcarrollton@gmail.com.
- ✓ **FirstService Residential** (to initiate or escalate any concerns): 214-871-9700
- ✓ **The Homestead website** (forms for clubhouse rental, ACC, pool cards; information on budgets, board minutes and more): www.homesteadatcarrollton.com.
- ✓ **The Homestead at Carrollton FSR Connect Website** (your account information, forms, newsletters, etc.): <https://fsresidential.com/texas/home>
- ✓ **FirstService Residential Customer Service** (billing problems, reporting issues, etc.): 877-378-2388.
FirstService Residential
3102 Oak Lawn Avenue, Suite 202
Dallas, Texas 75219

This article is not available online.

Exclusive Home Services

Handyman Pro + Project Manager + Residential Remodeler

Proudly working with expert service providers in all major trades:

- ✓ **Painting**
Interior & Exterior
- ✓ **Flooring**
Ceramic + Porcelain
Tile, Natural Stone,
Wood & Carpet
- ✓ **Carpentry**
- ✓ **Plumbing**
- ✓ **Foundation**
Repair
- ✓ **LED Lighting**
Conversion
& Can Light
Retrofit



Will Leeper
Project Manager

... serving North
Dallas homeowners
for over 12 years.
FREE ESTIMATES
&
SENIOR DISCOUNTS

**Complete Kitchen & Bathroom
Remodeling**

214-808-9955 • will-ehs@swbell.net

BE Proactive Get SCREENED.

MATTHEW R. HUGHES, MD
Board Certified American Board of Colon and Rectal Surgery

Located at Baylor Medical Center at Carrollton
4333 N. Josey Lane, Suite 103
Carrollton, Texas 75010
Phone: 972.528.4623
www.txcolorectal.com

Call to schedule your appointment today.

Screening Colonoscopy | In-Office Hemorrhoid Treatment | Colon Cancer
Minimally Invasive Surgery | Diverticulitis | Inflammatory Bowel Disease



SOCIAL COMMITTEE

What a busy and wonderful summer this has been in the homestead! We have had a pool opening party, a golf tournament (that had to be rescheduled a few times due to flooding), the July 4th Parade and Pool Party, several Ladies Luncheons, and even some neighborhood meet and greets! There was even a Mary Kay commercial and a TV show segment filmed in the neighborhood, but unfortunately, no snow ball fight in August this year (ask Tom Washington).

I wanted to thank all of the organizers and volunteers who have helped with the events so far this year.

- **Easter Egg Hunt** – Sarah Hubbard
- **Pool Opening** – Sarah & Rusty Nejd
- **Golf Tournament** – John Waida
- **Ladies Luncheon** – Lynn Rossol and various hosts.
- **July 4th Parade and Pool Party** – John Stewart, Sarah & Rusty Nejd

Katie Bangert will be doing the annual Fall Festival again in November and this is always a huge hit with the kids. She plans to have a bounce house, games and prizes, a petting zoo, and a train. Katie will be asking for volunteers for setup, running the games, and clean up so please help out for an hour if you have time.

Beyond the fall festival, we can also possibly have a Neighborhood Night Out in October if anyone is interested in organizing an event. The event organizer needs to work with the social committee on the budget for the event, decide on the food or other activities, and find volunteers to run the event. We haven't had an official party for this in a long time but it might be something worth bringing back. As the organizer you can put your own personality into an event.

If you are interested in other types of events or activities, feel free to reach out to me with your ideas. We want to ensure that our social activities target all different groups within the neighborhood. Can't wait to hear your ideas!

Rusty Nejd
rnejdl@ringofsaturn.com

Homestead Saturday Social



This is open to any woman living in the Homestead who would like to get together quarterly for a potluck gathering and spend time socially with their neighbors.

*Gathering date:
 October 17, 2015*

We especially welcome newcomers to the Homestead!

*For more information e-mail
 Lynn Rossol
lynnrossol@hotmail.com*

**Let your neighbors
 mind your business**

Put your ad here.



**Contact us about
 discounts, multiple ad sizes, and
 other neighborhoods in your area!**

210 827 0965

Rob@neighborhoodnews.com

This article is not available online.

This article is not available online.



www.debrakerpertravel.com • www.easyaccesstravel.com

**DEBRA KERPER TRAVEL
EASY ACCESS TRAVEL**

"Your neighborhood travel expert"



Specializing in Cruises, Land and Tour Vacations:

- Special Needs & Disability Travel
- Individual & Group Travel
- Multigenerational & Family Travel
- Fund Raising Cruises for your organization

Debra Kerper, ACC

972.492.6111 • 800.920.8989 free
951.202.2208 cell • 949.209.1940 fax

easyaccesstravel@gmail.com
dkerper@cruiseplanners.com

LOT MAINTENANCE

(From Governing Documents)

Section 9.3 Lot Maintenance. The Owner of each Lot shall establish grass front and sideyards, shall maintain the yards in a sanitary and attractive manner and shall edge the street curbs that run along the property line. Grass, weeds and vegetation on each Lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. No vegetables shall be grown in any yard that faces a street. No Owner shall permit weeds or grass to grow to a height of greater than six inches (6”) upon his property. **No foundation planting, shrub or other vegetation near the house shall be allowed to grow above the bottom of any window.**

Each home is required to have at least one tree planted in front in the area between the sidewalk and public street and at least one tree in back between the fence and alleyway. As of October 8, 2012, these trees must be one of the following: Cedar Elm, Shumard Oak, Live Oak, Bald Cypress or Chinese Pistache of a diameter of three (3) to five (5) inches.)... If a Homeowner’s street tree dies, he/she will be required to replace the dead tree with a compliant tree of the indicated type and minimum size. Tree exemption is only allowed if the city has required you to remove a tree due to sight lines to a traffic control device, ie. signs”

An ACC request must be submitted and approved before planting any street tree.

Street and alley trees will be kept trimmed at seven (7) feet over sidewalks and twelve (12) feet above streets and alleys. The city will be starting inspections soon since this effects school busses.



FYI

The Homestead website -
<http://www.homesteadatcarrollton.com/documents/>
includes the following:

Clubhouse & Community Pool

Pool Card Request and Waiver
Community Pool Rules
Clubhouse Rental Agreement

Architectural Control Committee (ACC)

Homestead Pattern Book
ACC Approval Request Form
Architectural Standards Bulletin

go green

LET'S DO OUR PART IN HELPING THE ENVIRONMENT!

We are proud to announce we are now offering YOU to “opt-in” to having your Neighborhood Newsletter delivered electronically!

How?

- 1 Visit www.NeighborhoodNews.com
- 2 Click on: “Let’s do our part” and follow the instructions.

What will change?

Well... nothing! You will begin receiving your neighborhood newsletter by email on the very next publication! We’ll be sure to remove your address from the mailing list, while you enjoy your digital copy.

We are so pleased to be offering this new service!

Questions? Feel free to contact Neighborhood News at (210) 558-3160 with any website-related questions.

Alexander D. Cohen, CPA, CFP®



4445 Alpha Road, Suite 113A | Dallas, Texas 75244
214.478.1218 | alec@adcohen CPA.com
www.adcohen CPA.com

ARCHITECTURAL CONTROL COMMITTEE

Nothing exterior shall be done to a home without the prior approval of the Architectural Control Committee. This includes all of the following. The standards are documented in the "Pattern Book."

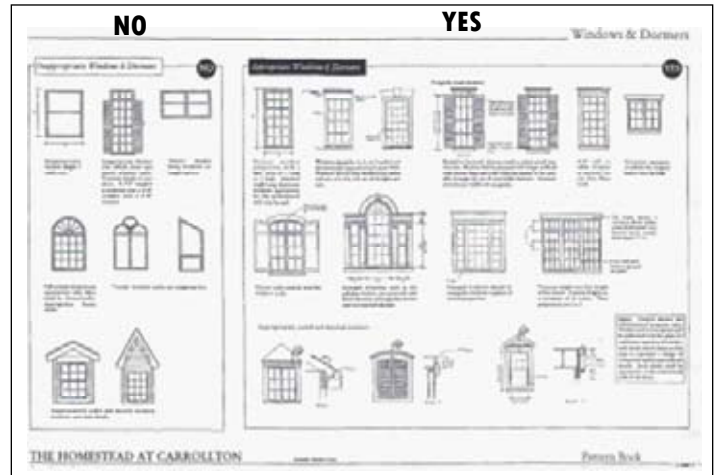
ACC Approval Needed on the Following:

- Exterior Painting
- Major Landscape Changes
- Window replacement
- Home remodeling
- Fencing (New and Replacement)
- Satellite Dish
- Roof Replacement
- Solar screens
- Swimming Pools/Spas
- Playscape
- Storage Shed
- Tennis/sports court
- Arbors and Gazebos
- Driveway extension
- Garage door
- Deck/patio
- Irrigation system

HIGHLIGHTS FROM THE ARCHITECTURAL BULLETIN

The Architectural Control Committee approval process: Download the ACC approval request form from the website, complete the form with as much detail as possible including: contractor's notes, pictures, site diagrams, product websites, brochures, paint samples, etc....

Window replacement: Before a homeowner replaces any windows they must submit an ACC Approval Request Form for approval. The following is a picture of Appropriate and Inappropriate Windows and Dormers from page 17 from the he Pattern Book:



ASPEN Healthcare

HOME HEALTHCARE AND HOSPICE SERVICES
www.AspenCares.com

There's no place like home healing...

We are a Full-Service One-Stop Agency offering the following services:

Home Health Care, Private Duty Nursing, Hospice, Elderly Sitting, Personal Assistance Services, and Respiratory Therapy Services.

- Aspen is one of the few agencies in the Nation specializing in Pulmonary Rehab, Respiratory Therapy and Medically Complex cases.
- We are locally owned and operated. Ask your Physician for Aspen Healthcare Services for any of your home health care needs.
- Aspen Healthcare named one of the fastest-growing private companies in America by INC magazine. Ranked 150 out of 5000 companies.
- We accept most insurances including AARP, United Health Care, Secure Horizon, Blue Cross, Aetna, and Humana. We are CHAP Accredited and Medicare Certified. Insured and Bonded.

We Love Our Patients

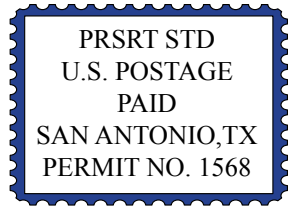
Phone: 972-316-2035 - Visit us at AspenCares.com





THE HOMESTEAD

First Service Residential
3102 Oak Lawn, Suite 202
Dallas, TX 75219



Time Dated



**Newsletter volunteer help is
needed.**

**Website Administration
volunteer is needed.**

FRIENDLY REMINDERS

- If your dog goes outside during the night, please be considerate of your neighbors who may be sleeping, and get the dog back in the house promptly if it starts to bark.
- Help keep the neighborhood looking great by maintaining your yard with weekly mowing and trimming.
- Conserve water by applying only the amount necessary to keep your landscape healthy. Avoid overwatering causing runoff and water waste.
- Help keep the streets clear by placing your trash can and recycle bin in your garage or behind your fence the evening waste is collected.
- Owners are encouraged to park their vehicles in their driveways or garages to allow for easier traffic flow on the streets.



Published and distributed by:
Neighborhood News, Inc.
3740 Colony Drive Suite 120
San Antonio, TX 78230
1-866-558-3160 * 1-866-558-3163 fax

Articles that appear in the Homestead at Carrollton newsletter do not necessarily reflect the official position of Neighborhood News, Inc. and their publication does not constitute an endorsement therein. The appearance of any advertisement in Homestead at Carrollton newsletter does not constitute an endorsement by Neighborhood News, Inc. of the goods or services advertised. Neighborhood News, Inc. is not responsible for errors beyond the cost of the actual ad space. Any publication of Neighborhood News, Inc., whether draft or final is the sole property of Neighborhood News, Inc. and cannot be reproduced or distributed in any way, whether in print or electronically, without the express written consent of Neighborhood News, Inc. ©Neighborhood News, Inc.

Info@NeighborhoodNews.com

www.NeighborhoodNews.com

*For advertising sales and information please call or send an
email to Sales@NeighborhoodNews.com*