



A PUBLICATION OF
THE VILLAGES OF CARMEL
HOMEOWNERS
ASSOCIATION, INC.



Get on Board

WHEN: May 28, 2015

TIME: 6:45 p.m.
(sign-in at 6:30 p.m.)

LOCATION: Shady Shores
Baptist Church
401 W Shady Shores Rd.
Shady Shores, TX 76208

Villages of Carmel

Spring 2015

Please Slow Down FOR OUR CHILDREN

Slow down! According to State law and City ordinance, speed limit on residential streets is 30 mph. But you don't have to go that fast! Watch for children!



Reclaiming the residential street is important for children, not only in terms of providing space to play, but in terms of enhancing the ability of children to use the streets and sidewalks themselves, to get around their own neighborhood, and experience the life and activity of that neighborhood.

Approximately 50 cyclists and 400 pedestrians are killed every year in Texas. The Villages of Carmel safety committee wants to further safety awareness and contribute to the City's goal of promoting Denton as a bicycle friendly community, as well of for the enhancement of walkable streets and neighborhoods.

Upcoming Events

Annual Meeting

When: May 28, 2015

Time: 6:45 p.m.
(sign-in at 6:30 p.m.)

Location: Shady Shores
Baptist Church
401 W Shady Shores Rd.
Shady Shores, TX 76208



Yard of the Month Program

May 2015 - October 2015



Community Amenity Survey Results

The amenity center will include a pool with a shallow area for young kids and a playground. (While the pool may not be ready for the beginning of the summer, it is anticipated that it will be open for at least a portion of the pool season this year, but exact dates are yet to be determined.)



Street Parking by the Numbers

22%

The percentage of fatal accidents involving child pedestrians



117

The number of street-parked cars that are broken into every 24 hours, nationwide

23.5%

The percentage of accidents each year involving a parked vehicle

Street parking causes a traffic hazard, puts your children, pets and cyclists at increased risk of injury, and exposes your vehicle to a possible break in. When cars are parked in front of your home, it obscures an open view of your house, making your

home more vulnerable as well.

And if all that isn't reason enough to park in your garage, garaging your vehicle increases the life of your paint job, and spares you those chilly mornings waiting for the engine to heat up so you can defrost the windshield.

The Villages of Carmel Homeowners Association asks all residents to commit to reducing street parking. You can make it one less car tomorrow!

Timely Tips for May Gardeners from Calloway's and Cornelius

May is the month that makes us think of beautiful flowers. Visits to Calloway's/ Cornelius Nursery, the Dallas Arboretum, and the Fort Worth Botanic Gardens will stimulate lots of new ideas and possibilities for your landscape.



Although pansies may still be looking great early in May, it's about time to pull them and plant summer flowering plants. Once it gets hot, pansies go down fast. Annuals and perennials give you lots of color bang for your buck. Pinch back growth of newly planted annual and perennial plants. This results in shorter, compact plants with more flowers.



Allow the foliage of daffodils and other spring flowering bulbs to mature and yellow before removing.

Spread a second application of pre-emergent for crabgrass and grass. Fertilize lawns with the final feeding before summer. Fertilize roses every four to six weeks and control black spot with a systemic fungicide. Feed trees and shrubs with Calloway's 16-8-8 Tree and Shrub Food.



FOR GARDEN LOVERS

\$10⁰⁰ OFF 1016
A \$50 purchase!
Redeem before December 31, 2015.

CALLOWAY'S
NURSERY®

One coupon per customer. Must be presented at the time of purchase. Redeemable on items currently in store. Not valid for Gift Cards or with any other coupons, discounts or previous purchases. No cash value. Valid until December 31, 2015. © 2015 Calloway's Nursery



In-Store Garden Series

Saturday, May 23rd at 10:15 am – *Just in Time, Drip Irrigation*

Saturday, May 30th at 10:15 am – *Design Stylish Container Gardens for Poolside & Patio*

Information courtesy of Calloway's Nursery ©2015, www.calloways.com. Attribution to Calloway's required for all use and reproduction.

How to Avoid VIOLATIONS



Did you know that each year a majority of communities issue nearly 500 violations to homeowners for not being in compliance with their community documents?

The good news—many violations can be avoided. Most homeowners bought their home because they were impressed with the maintenance and upkeep of each and every home in the community. Below are just a few things you can do to maintain the appearance of your home and to stay off the radar of those pesky violation notices:



Put your trash cans away Wednesday night.

If you have kids, this is a great chore to teach them responsibility and gives you a minute to look over their homework. City of Denton (940)349.8200

Storage of trash receptacle in enclosed area not visible from street view. Please do not store in driveway or side of home.

Add mulch to your flower beds twice a year. Mulch is an inexpensive way to give your flower beds a healthy and fresh look.

Mow and edge your yard.

Don't wait until you get the letter to do it. During the growing season, it is best to mow every week. It's also great exercise for men and women and a great chore for kids!



Before you make any modifications to the exterior of your home, please fill out the ACC form and submit it to your manager.

Let's all work together to keep our community beautiful and a nice place to live. You and your neighbors are the ones that can make that happen!



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The good news—many violations can be avoided. Most homeowners bought their home because they were impressed with the maintenance and upkeep of each and every home in the community. Below are just a few things you can do to maintain the appearance of your home and to stay off the radar of those pesky violation notices:

- **Put your trash cans away Wednesdays night.** If you have kids, this is a great chore to teach them responsibility and gives you a minute to look over their homework.
- **Add mulch to your flower beds twice a year.** Mulch is an inexpensive way to give your flower beds a healthy and fresh look.
- **Mow and edge your yard.** Don't wait until you get the letter to do it. During the growing season, it is best to mow every week. It's also great exercise for men and women and a great chore for kids!
- **Before you make any modifications to the exterior of your home, please fill out the ACC form and submit it to your manager.**



Let's all work together to keep our community beautiful and a nice place to live. You and your neighbors are the ones that can make that happen!

Do you have an email address? If yes, please share it with us as to help support our commitment to greener communications.

By sharing your email address, we will be able to provide you with timely information, reduce costs, and keep you informed.

We PROMISE, we will not sell or share your email address and all correspondence will be sent to/from an account that does not divulge your address.

Furthermore, only a Board member, your Association Manager and management company are allowed to email the COMMUNITY Homeowners. You have our word!



Good Fences Make Safe Neighborhoods

Fence maintenance isn't just a requirement of your governing documents, or a way to maintain your property values. It's also a crime deterrent. According to a report from the National Institute of Justice, a neighborhood's physical appearance is a major factor in its crime rate. Not only do damaged fences allow visual and physical access to your home, but the appearance of a deteriorating neighborhood invites criminal activity.

Take a moment to inspect your fence. Do you have missing, broken, or dog-eared pickets? Is the fence leaning or sagging? Is the gate securely hinged and latched?

Replacement pickets can be purchased at any Lowe's or Home Depot and easily nailed into place. Be sure to stain the new pickets to match your existing fence. Leaning fences might be the result of rotting fence poles or loose bracing caused by our shifting soil. Consider switching to metal poles and resetting your concrete.

Not sure how to fix your fence? Ask! Home improvement stores often provide free clinics for home maintenance, and their staff should be able to guide you through basic projects. There are also many instruction videos on YouTube.

If your fence needs a complete replacement or stain, talk to your neighbors. A fence company might make you a deal if they can service several homes on the same street. All fences in Harmony are required to be stained and sealed, per your governing documents.

As with any exterior modification, be sure to check your governing documents for fencing requirements and submit a modification request to the Architectural Control Committee.



Modifications to Exterior

Thank you for submitting your plans for any modifications to the exterior of your property prior to commencing work. By giving the Architectural Control Committee the opportunity to approve your plans, you are serving to promote the high level of quality, harmony and conformity throughout the property consistent with standards set forth in your Covenants, Conditions and Restrictions (CC&R's).

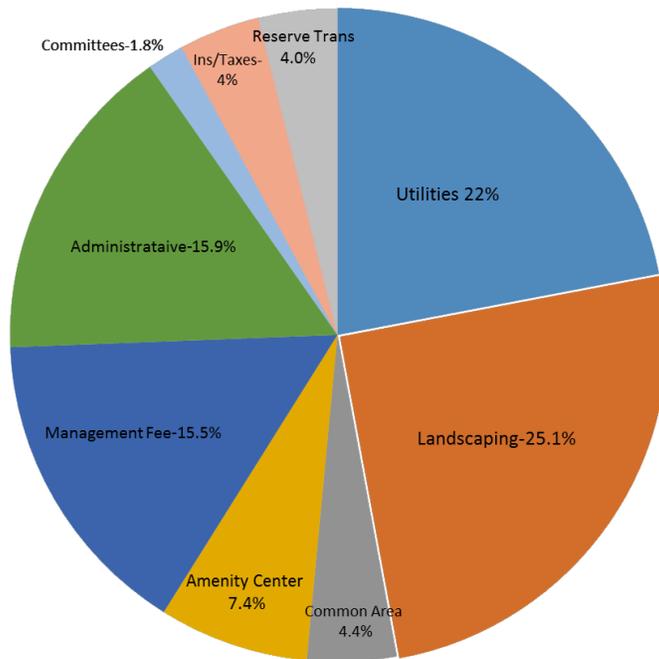
Projects that should be approved include, but are not limited to:

- Driveway Extensions
- Exterior Painting
- Fences
- Home Additions
- Gazebos
- Patio Covers
- Play Equipment
- Pools and Spas
- Storage Buildings
- Roofs



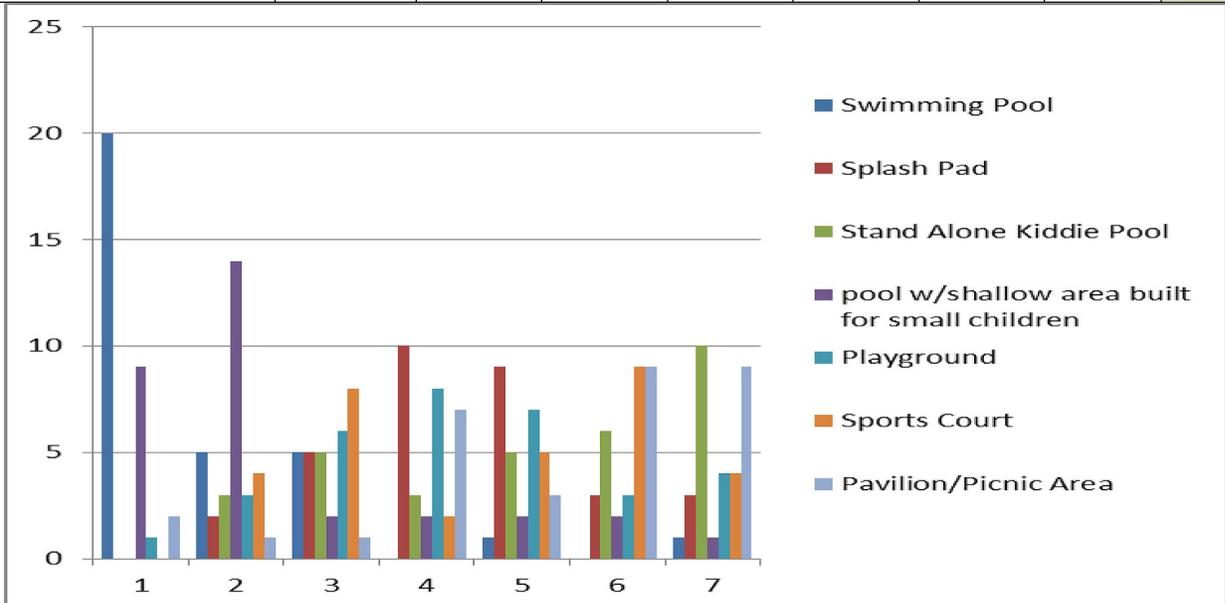
How Are My Annual Dues Spent 2015 APPROVED BUDGET EXPENSES

\$130,401.00 Annual Income & Operating Allocated Expenses
Total Expenses 100% of Income



Villages of Carmel- Homeowners Amenity Survey Results

AMENITY	1-Most Desired	2	3	4	5	6	7-Least	Total HO
Swimming Pool	20	5	5	0	1	0	1	32
Splash Pad	0	2	5	10	9	3	3	32
Stand Alone Kiddie Pool	0	3	5	3	5	6	10	32
pool w/shallow area built for small children	9	14	2	2	2	2	1	32
Playground	1	3	6	8	7	3	4	32
Sports Court	0	4	8	2	5	9	4	32
Pavilion/Picnic Area	2	1	1	7	3	9	9	32

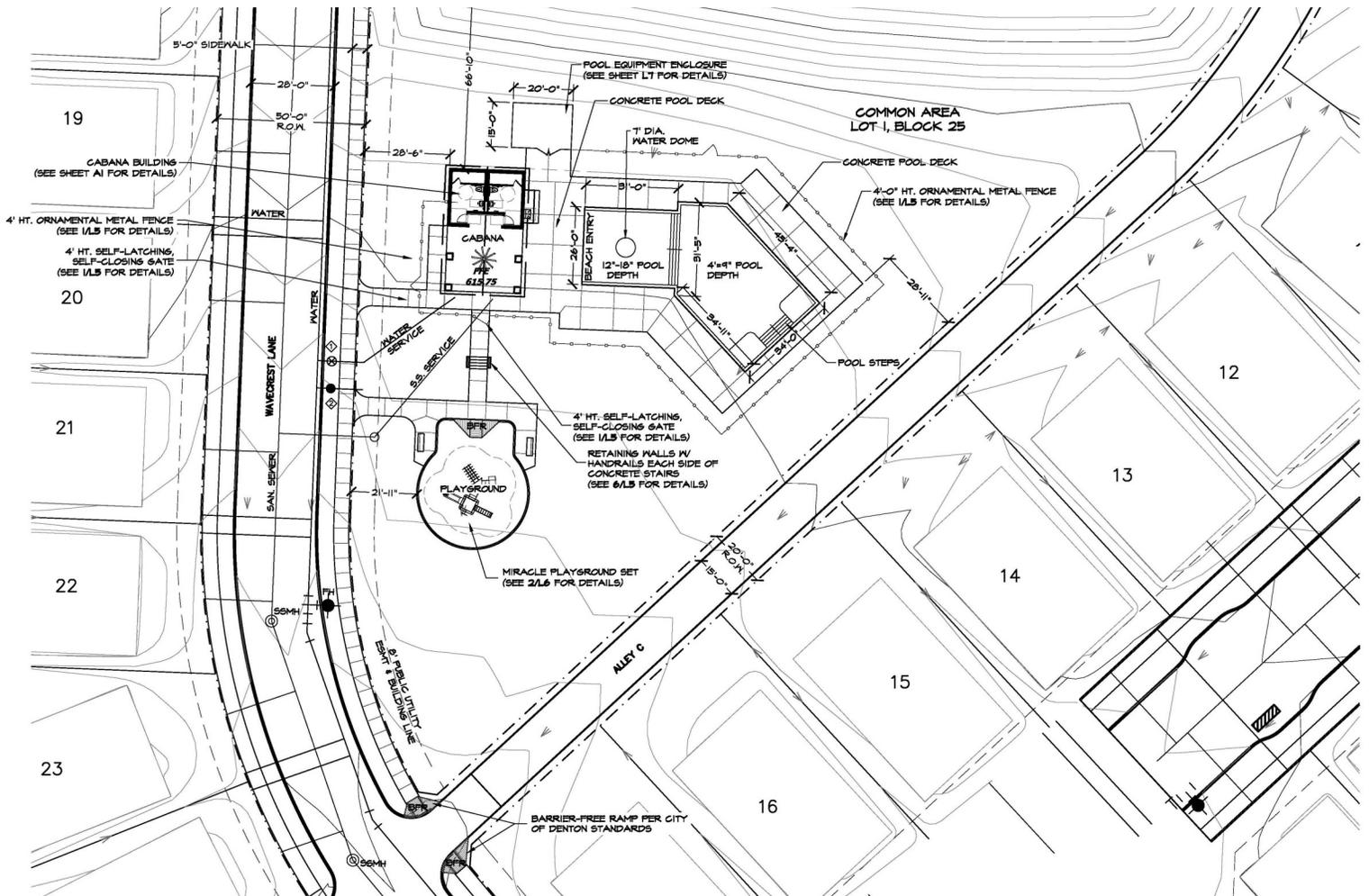


Amenity Center PROGRESS

As some of you know, the community discussed the potential for an amenity center in the community. The Community participated in a survey to communicate what type of amenities were most important to the larger group. It was clear after this survey (see attached) that the pool is the overwhelming preference and the other majority of the homeowners wanted a pool with a shallow area for kids. Additionally, as a result, over the past few months, the Board has gone back to the drawing board and has redesigned the Amenity Center to include a pool with a shallow area for young kids and a playground. Exact completion dates have not been determined.



Mr. Bono, as Declarant of the HOA, is finalizing the budget for this plan and is authorizing excess funds in the HOA's accounts to go toward construction. History Maker Homes is donating the property on Wavcrest Lane and will be assisting with a portion of the cost and the development work. Attached is the plan currently in for permitting with the City of Denton. It is anticipated that a permit will be obtained from the City of Denton in the upcoming weeks, with construction commencing shortly thereafter. The community will continue to receive updates to keep all homeowners informed of The Villages of Carmel Amenity Center progress.





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Watermelon Feta Salad

RECIPE COURTESY GARNISHWITHLEMON.COM

This cool, refreshing salad has a wonderful mix of flavor that compliments any spring brunch menu or office potluck.

Serves 4-6

7 cups of cubed watermelon, chilled and well drained

1 tablespoon rice vinegar

4 ounces crumbled feta cheese

1 cup loosely packed fresh mint leaves, coarsely chopped

Kosher or sea salt

Freshly ground pepper

Gently toss melon with rice vinegar, feta cheese and mint.
Season with salt and pepper. Serve immediately

This salad is best served right away. The vinegar starts to break down the watermelon if made too far in advance.

Help shape the future of your COMMUNITY

Committees Need Your Help!

We have established some committees in Villages of Carmel but we are still in need of many volunteers! Help shape the future of YOUR neighborhood! You choose how much time you can contribute—if you're only able to volunteer a few hours, we will gladly accept your participation.

Why volunteer?

You have a vested interest in your investment. By becoming involved in your community, you can take an active role in maintaining property values and ensuring your community's quality of living. Serving also allows you to get out and socialize and network with your neighbors—it can even be fun!

How do I sign up?

To sign up, contact Association Manager Roxana Portillo at 214.451.5412 or by email at roxana.portillo@fsresidential.com

