

Fence Maintenance

With the seasons changing and the recent storms, several homes within the community have requested to replace missing and broken fence picket or panels and the Board appreciates your commitment to maintaining your property. All perimeter fences should be constructed of wood from spruce or other acceptable material, shall not be painted, and shall be between six and eight feet in height unless otherwise approved by the Modifications Committee. Your entire fence should be uniform in natural wood tint stain and material. If you wish to replace your fence entirely, please submit a modification request to the Committee by contacting Association Manager Chelsea Chambo at Chelsea.Chambo@fsresidential.com. ■



Grass Clippings

Please keep grass clippings and other yard waste out of the city streets to keep the storm sewer system clean and to prevent pollution of area lakes, rivers, and streams. When debris enters the storm sewer inlets, it becomes wet and quickly decomposes, adding unnecessary nutrients to our storm water system, which ultimately discharges into our streams, rivers, and lakes.

These excessive nutrients reduce the clarity and the quality of the water we all enjoy. Buildup of grass clippings, sediment, leaves, and other debris also can cause problems to the storm sewer system, resulting in tax dollars being spent on repairs and cleaning. ■



MANAGER'S BLOCK Hello Villages of Carmel

As the Association Manager for your community, it is my goal to boost your property values while maintaining an environment that provides the best possible quality of life for the community. I personally visit the community at least twice a month to inspect the common areas, ensure compliance with deed restrictions, and to make sure the Community is at its best.

Since the Fall has started, I am happy to say that violations have gone down in the community, however, there are still many fences needing repair, shrubs and trees that could flourish from some trimming, and flower beds longing for pruning.

Our goal is to make a positive impact in our community and with the cooler Autumn temperatures and occasional rainfall, is the ideal time to prepare your lawn for next spring. Start with putting down pre-emergent, de-weeding and removing grass from the flower beds, trim the suckers off the



“By all these lovely tokens, October days are here, with Summer’s best of weather, and Autumn's best of cheer.”

— Helen Hunt Jackson

tree trunks, switch your seasonal color, repair and stain wooden fences, and remove trash cans from public view.

Imagine what a difference the smallest adjustments will make in the appearance of your yard. Please help the community be its best and keep it a fantastic place to live.

— Chelsea Chambo
Association Manager



Calling Our Management Company

After regular business hours, our management company has a very efficient emergency response system in place in order to respond to appropriate emergencies, which are situations that can cause the damage of property.

If your neighbor's dog is barking at 3 a.m., for example, call or attempt to communicate with the neighbor directly, or as a last resort, contact the local police. Either way, it is more likely the disturbance will receive immediate attention than if you called the management company. The best way for this kind of a situation to be handled—in the long term—is for you and your other affected neighbors to report it in writing to the Board of Directors in care of management.

Prowlers and vandals are best handled by the local law enforcement officials. That is not to say that the Board or management does not want to know about this activity. They do, in order to monitor the community. But, the quickest, most effective response and enforcement will come from the Police or Sheriff's Department.

However, if a broken common area sprinkler or irrigation timer is threatening property, the management company should be notified so that the landscape contractor can be called to resolve the problem.

A rule of thumb to remember when determining whether or not to call the management company after-hours is that if the property-threatening situation can be addressed by one of

the Association's contractors, and, if not reported immediately, will cause personal or property damage, then call. After hours on-call personnel will be notified and the situation addressed.

Remember, our Board of Directors and management depend upon the eyes and ears of the community to make sure that all of the community's needs are met. Please don't hesitate to contact management during normal business hours with any questions you may have about the after-hours policy. ■



Email Address?

Do you have an email address? If not, we would like to contact you via email to continue our commitment of lowering expenses.

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

We PROMISE, we will not give out homeowner email addresses to anyone and all correspondence will be sent to an account name that does not divulge your address.

Furthermore, only a Board member or association manager/management company will be allowed to email the Villages at Carmel Homeowners list. ■



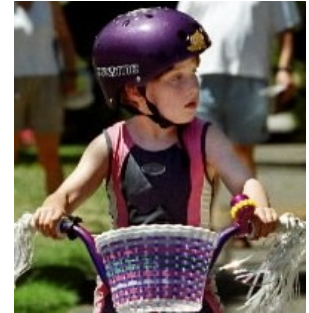
Pedestrian Safety

— Courtesy of safekids.org

Whether your kids are walking to school, the park or a friend's house, here are a few simple tips to make sure they get there safely.

The Hard Facts

Unintentional pedestrian injuries are the fifth leading cause of injury-related death in the United States for children ages 5 to 19. Teenagers are now at greatest risk. Teens have a death rate twice that of younger children and account for half of all child pedestrian deaths.



Top Tips

Talk to your kids about how to be safe while walking. It's always best to walk on sidewalks or paths and cross at street corners, using traffic signals and crosswalks. Teach kids at an early age to put down their devices and then look left, right and left again when crossing the street.

Children under 10 should cross the street with an adult. Every child is different, but developmentally, it can be hard for kids to judge speed and distance of cars until age 10.

Remind kids to make eye contact with drivers before crossing the street and to watch out for cars that are turning or backing up.

When driving, be especially alert in residential neighborhoods and school zones and be on the lookout for bikers, walkers or runners who may be distracted or may step into the street unexpectedly. ■

HOMEOWNER SURVEY

Your Input Matters!

We recently met with some of the Homeowner committee members and our Developer to discuss possible amenities in the community. The Developer is interested in hearing your feedback in what it is that you want for your community, so it can be taken into consideration as your community continues to build out.

During the annual meeting of the Homeowners, there were a lot of different ideas that people had, as far as amenities, and we would like to find out what you would enjoy the most. Below are some of the ideas that were discussed. Please rate the following from 1 through 7, with 1 being very enjoyable to you and 7 being least enjoyable for you:

- Swimming Pool
- Splash Pad
- Stand Alone Kiddie Pool
- Swimming Pool with shallow area built in for small children
- Playground
- Sports Court
- Pavilion/Picnic Area

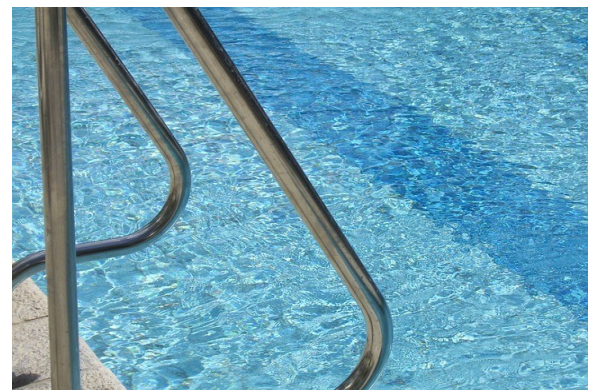
Please rate the above amenities, complete the information below, and send your responses by email to Chelsea.Chambo@fsresidential.com, by fax to 214.889.9980, or by mail to FirstService Residential, c/o Chelsea Chambo, 3102 Oak Lawn Ave., Suite 202, Dallas, Texas 75219. Please submit your responses by Friday, October 31, 2014 to be considered. We appreciate your input and patience as the Board takes these very important decisions into consideration!

Name _____

Address _____

Phone _____

Email _____



Avoid The West Nile Virus!

Everything's bigger in Texas and that includes the bugs! Remember the **Four D's** for your defense against mosquitoes:



- **DRAIN** standing water in your yard and neighborhood to cut mosquito breeding sites (old tires, flowerpots, and clogged rain gutters).
- **DUSK & DAWN** are the times of day you should try to stay indoors; this is when mosquitoes are most active.
- **DRESS** in long sleeves and pants when you're outside and spray thin clothing with repellent.
- **DEFEND** yourself by using an insect repellent that contains DEET, Picaridin, or Oil of Lemon Eucalyptus. ■



HEALTH DEPARTMENT



WNV Facts and Symptom

Information

West Nile Hotline
940.349.2907

Dentoncountry.com/WNV

DSHS.stats.tx.us

Cdc.gov

If you think you're experiencing symptoms of SNV, contact your doctor or health care provider immediately!

We're Searching for Volunteers

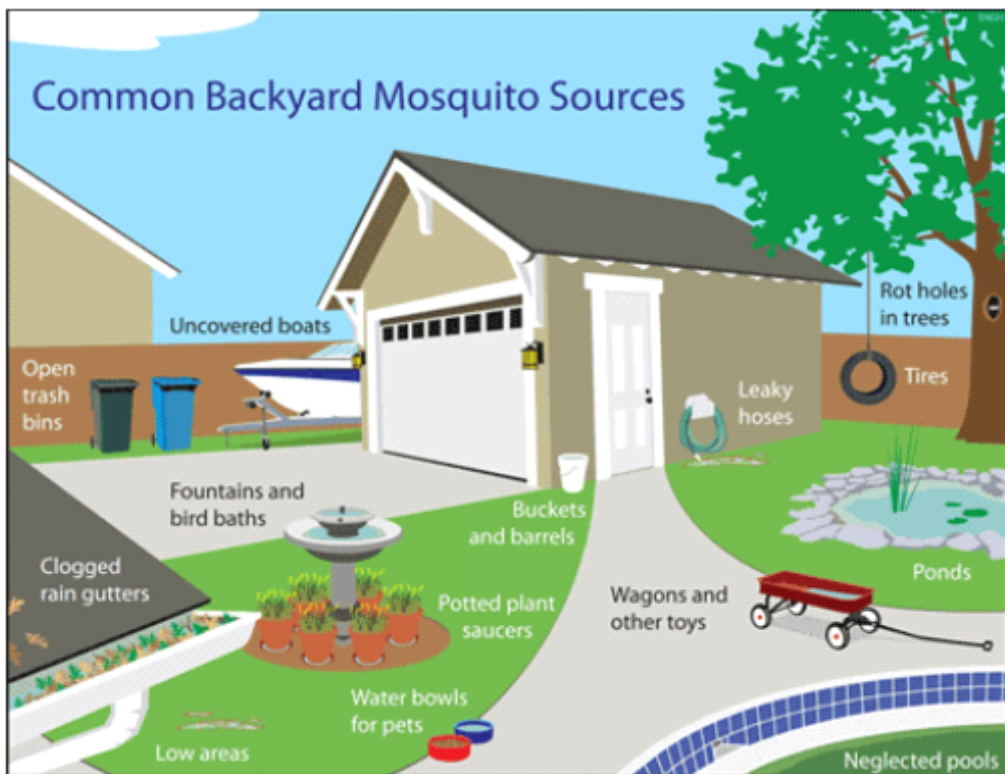
We have established some committees in Villages at Carmel, but we are still in need of many volunteers. Help shape the future of YOUR neighborhood. You choose how much time you can contribute — if you're only able to volunteer a few hours, we will gladly accept your participation.

Reasons to volunteer

- You have a vested interest in your investment. By becoming involved in your community association, you can take an active role in maintaining property values and ensuring your community's quality of living.
- Continue your education. As human beings, we never stop learning. Going behind the scenes to see how things operate is one of the greatest educational experiences available.
- Express your creativity. Our individuality is what makes the world go 'round, as they say. Even when serving your community, you can find ways to express yourself.
- Serving allows you to get out and socialize and network with your neighbors. It can even be fun!
- Like to solve problems? Isn't it better to help your leaders than to complain or criticize?

How do I sign up?

To sign up, call Association Manager Chelsea Chambo at 214.451.5416 or email her at Chelsea.Chambo@fsresidential.com.



Timely Tips from Calloway's or Cornelius' Nursery

September is gone and needless to say, it is nice! However, Fall is here with a few tips to get you through October and into the "Second Spring" of the South – Fall.

October is usually one of the driest months for our region, and rainfall may be sparse. With new watering restrictions in place, when and how you water becomes even more important.

Make the best use of the water you have by watering early in the morning before the wind speeds pick up. Otherwise, much of the water will evaporate before the plants get to use it.

To further avoid excess evaporation, use a sprinkler that produces large drops of water instead of a fine mist. Plants need about one inch of water each week during this long summer period. If you have heavy clay soil adjust the timing of the irrigation zones to make sure water is not running off the landscape.

Your irrigation schedule should be adjusted to allow for slow infiltration of the water. Be WISE – keep water on the landscape.

Soil that is exposed can heat up to more than 100 degrees Fahrenheit. This is hot enough to kill those tender root hairs near the surface. Three to four inches of mulch can make the soil 10 to 20 degrees cooler.



“Prune and remove spent blooms on annuals and perennials to encourage continuous blooming well into fall.”

Besides reducing soil temperature, mulches also conserve water by reducing evaporation, often up to 65 percent.

August was the last month to plant a new lawn before winter temperatures arrive. Newly-installed lawns need at least six to eight weeks to establish a healthy root system.

Prune roses back, but do not remove more than one-third of the plant. Prune and remove spent blooms on annuals and perennials to encourage continuous blooming well into fall.

Tomato and Peppers planted earlier this year will not set fruit during the heat of the summer, even though they may still be flowering. If the plants remain healthy, they will set fruit again once the temperatures stay below 90 degrees.

Side-dress established healthy plants with fertilizer and keep watered to encourage new growth. Set out tomato transplants; look for early maturing variety (65 to 75 days). Our average first freeze is mid-November and tomato maturity slows down as the days get cool and cloudy. ■

Free Clinics at your nearest Calloway's or Cornelius Nursery! Stop by for friendly expert advice from one of their Texas Certified Nursery Professionals.



A Homeowners Association (HOA) is comprised of two or more homeowners who belong to a mandatory membership organization for the maintenance of commonly owned real estate and improvements and regulations of privately owned property in a given area.

New community developments are often required to form a nonprofit corporation charged with maintaining common areas within the development. These are commonly called HOAs.

HOAs typically are responsible for managing community finances and their board's direction and enforcing the guidelines in their covenants, conditions, and restrictions (CC&Rs). Collecting unpaid assessments, enforcing the Association's governing documents, handling disputes and dealing with contractors are just a few of the issues HOAs face daily.

What are Association Bylaws?

Associations use what are called Bylaws — the guidelines for the operation of the HOA. The Bylaws define the duties of the various offices of the Board of Directors (BOD), the terms of the Directors, the membership's voting rights, required meetings and notices of meetings, and the principal office of the association, as well as other specific items that are necessary to run the HOA as a business.

Can a HOA require assessment fees?

HOAs can assess mandatory fees for common property maintenance.

CC&Rs

CC&Rs usually refers to a written recorded declaration which sets forth certain covenants, conditions, restrictions, rules, or regulations established by a HOA to create uniformity of buildings and use within tracts of land or groups of lots. ■

THE VILLAGES OF CARMEL HOA, INC.

C/O FIRSTSERVICE RESIDENTIAL

3102 OAK LAWN AVE, SUITE 202

DALLAS, TX 75219



FSRESIDENTIAL.COM

TELEPHONE: 214.871.9700

FAX: 214.889.9980

FirstService
RESIDENTIAL

Association Manager

CHELSEA CHAMBO

214.451.5416

CHELSEA.CHAMBO@FSRESIDENTIAL.COM

Accounting/Billing Questions

877.378.2388

ACCOUNTSERVICES.TX@FSRESIDENTIAL.COM

Resale & Refinance Certificates

888.679.2500

WWW.FSRESIDENTIAL.COM/RESALE.HTML

After Hours Property Emergency Number

877.378.2388



Halloween Trick-or-Treating Safety Tips

The excitement of children and adults at this time of year can sometimes make them not as careful as they would normally be. Our site is filled with suggestions that can do a lot to stop tragedies from happening and help make the most of everyone's favorite holiday of the year... Halloween! By keeping Halloween a fun, safe and happy holiday for you and your kids, you'll look forward to many happy years of Halloween fun! By keeping good memories for your kids, they'll be more likely to carry on the traditions that you have taught to them with their own families some day!

- Children should always go out trick or treating accompanied by a responsible adult. If you have a group of kids going, the parents should choose two or three of them to go along and keep an eye on things.
- Some towns set a curfew for trick or treating which makes it easier for townsfolk to know who's coming to their door. Make sure and stick to the curfew times and stick to subdivisions and areas with a lot of homes so your kids can get in as much trick or treating as possible in a few hours' time.
- Plan a safe route so parents know where their older kids will be at all times. Set a time for their return home. Make sure that your child is old enough and responsible enough to go out by themselves. Make sure that they have a cell phone.
- Let your children know not to cut through back alleys and fields if they are out alone. Make sure they know to stay in populated areas and not to go off the beaten track. Let them know to stay in well lighted areas with lots of people around. Explain to them why it can be dangerous for kids not to do this. If they are going out alone, they are old enough to know what can happen to them in a bad situation and how to stop it from happening.
- Instruct your children not to eat any treats until they bring them home to be examined by you. This way you can check for any problem candy and get the pick of the best stuff!
- Instruct your child to never go into the home of a stranger or get into their car. Explain why this is not a good idea and what to do if someone approaches them and tries to talk to them.
- Make sure your child carries a flashlight, glow stick or has reflective tape on their costume to make them more visible to cars.
- Let them know that they should stay together as a group if going out to Trick or Treat without an adult. ■