



Villages of Carmel



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

2013

SUMMER



Manager's Corner

Greetings to everyone, and we hope you are enjoying your summer. The kids are out of school, vacations have been taken, or will be shortly, yards are looking good and all of our air conditioners are getting lots of exercise. Summer just can't be beaten for outdoor enjoyment, maybe not so much at 3 PM, but the mornings and evenings are comfortable. We would like to update the Community on a few items we have been following:

Screen Wall – The wall along Lakeview Boulevard is complete and Ratliff Hardscapes has been commended on their workmanship and ease of communication during this major undertaking. We received very few concerns from Homeowners during construction, but did have numerous sprinkler repairs which were anticipated. We want to again thank all of the effected Homeowners for their cooperation and patience during construction and subsequent sprinkler repairs.

History Maker Homes is staying busy selling lots for new home construction and they will be breaking ground the week of July 1st on the next phase of development for 30 lots (plat included). They anticipate the lots being completed and ready for construction by September 30th.

History Maker is also working with the Amenities Committee on an amenity area plan which will be constructed in Phase 2B; development will begin in September and be complete by the end of 2013. This area will extend Camino Real Trail north to Edwards Road.

Also, as an incentive for current Homeowners, remember that History maker is offering \$500 for referrals of their friends and families. They are also offering the following to new Homebuyers as well:

- \$5,000 to spend in the design showroom for homes up to 3,000 square feet
- \$10,000 to spend in the design showroom for homes over 3,000 square feet
- Lender-paid closing costs

New Landscape Vendor – We are pleased to inform you that Earhart's Lawn & Tree Service is the new landscape provider for the Community. The Homeowners will begin to see a few improvements in 2013, but not much, as monies were not budgeted for upgrades; however, we will be budgeting in 2014 to begin "dressing up" the areas outside of the screen walls along Post Oak and Pockrus Page, replacing dead trees in the common areas and planting of perennials in selected areas which will save money on the annual planting of flowers.



Per the Denton Water Utilities, effective each June 1st, the time-of-day watering restrictions are between the hours of 10 a.m. and 6 p.m. until September 30th. Below

is the Waste Water Ordinance Guidelines for the City of Denton:

- Make sure not to overwater your lawn. Overwatering usually results in excessive water running down driveways, sidewalks, and streets. Not only is overwatering wasteful, it can harm your grass as well.
- Do not water paved areas that would generate runoff into the street. It's not going to benefit your lawn. Make sure to position your sprinkler so that the water lands on your lawn or garden, not on curbs, sidewalks, public right of ways, or in gutters.
- Do not water your lawn or landscape when it's raining, right after it has rained, or below freezing. If you have an automatic sprinkler system that runs on a timer, then it's best to have a rain or soil moisture sensor installed or turn the timer off and set your controls daily, taking into account recent rainfall. Any new irrigation system installed in Denton must be equipped with rain and freeze-sensing devices.
- Check your system frequently for leaks. All leaks should be promptly repaired. A properly equipped, well-maintained system will use less water and save you money.
- Replace any broken sprinkler heads. Broken or misdirected sprinkler heads can waste large amounts of water.

Exterior Maintenance

In the last month, there has been a decrease in violation notices, especially Landscaping, and it is evident throughout the Community that more effort is being made to beautify your Home. Additional time is being spent pulling weeds, trimming shrubs, edging of sidewalks and curbs, properly storing trash bin, removal of debris, etc. Remember, if you pull weeds on a weekly basis, you will never spend more than 30 minutes on this task and what a difference it will make in the appearance of your yard.

The fences that are being replaced and/or re-stained throughout the Community are making a positive impact in the Community; however, please remember that an ACC form is required for any exterior modification, including re-staining. Per the guidelines, if the modification does not conform to the guidelines, the Homeowner can be requested to return the Home to its original condition which could be very costly. An ACC form is included in the Newsletter for your use and it can also be located on the FSRConnect website at www.texas.fsrconnect.com/villagescarmel

For those that are curious as to the number of violations issued year-to-date, below is a summary, by category, from period January 1, 2013 – June 21, 2103:

Violation Categories / Sub-Categories	Count
Exterior of Home - Remove debris	5
Exterior of Home - Remove misc. items	6
Fence - Clean Stain/ Seal	7
Fence - Other	1
Fence - Repair	4
Fence - Replace	1
Landscaping - Clean Borders	1

Landscaping - Cut Lawn	3
Landscaping - Fertilize Lawn/Shrubs/Trees	1
Landscaping - Missing landscaping	3
Landscaping - Need Edging	6
Landscaping - Other	1
Landscaping - Remove Grass/Weeds from Tree Wells	2
Landscaping - Remove Grass/Weeds in Flowerbeds	11
Landscaping - Remove Tree Stump/Dead Tree	6
Landscaping - Remove Weeds	89
Landscaping - Replace damaged tree	1
Landscaping - Replace Dead Landscaping	5
Landscaping - Replace Dead Sod	1
Landscaping - Replace Tree	2
Landscaping - Trim Shrubs	5
Landscaping - Trim Trees	3
Pets - Clean Up after Pet	2
Roof - Repair	1
Trash Receptacle/Recycle Bin - Store Out Of View	119
Vehicles - Commercial Vehicle	1
Vehicles - Improperly Parked	1
Vehicles - Not allowed on jacks/ramps	1
Vehicles - Not permitted	1
Vehicles - Remove disabled vehicle	2
Vehicles - Remove Trailer	1
Total:	293

Each violation letter costs the Association approximately \$1.30/letter and certified letters cost \$10.00/each. Are we spending our HOA dues wisely?

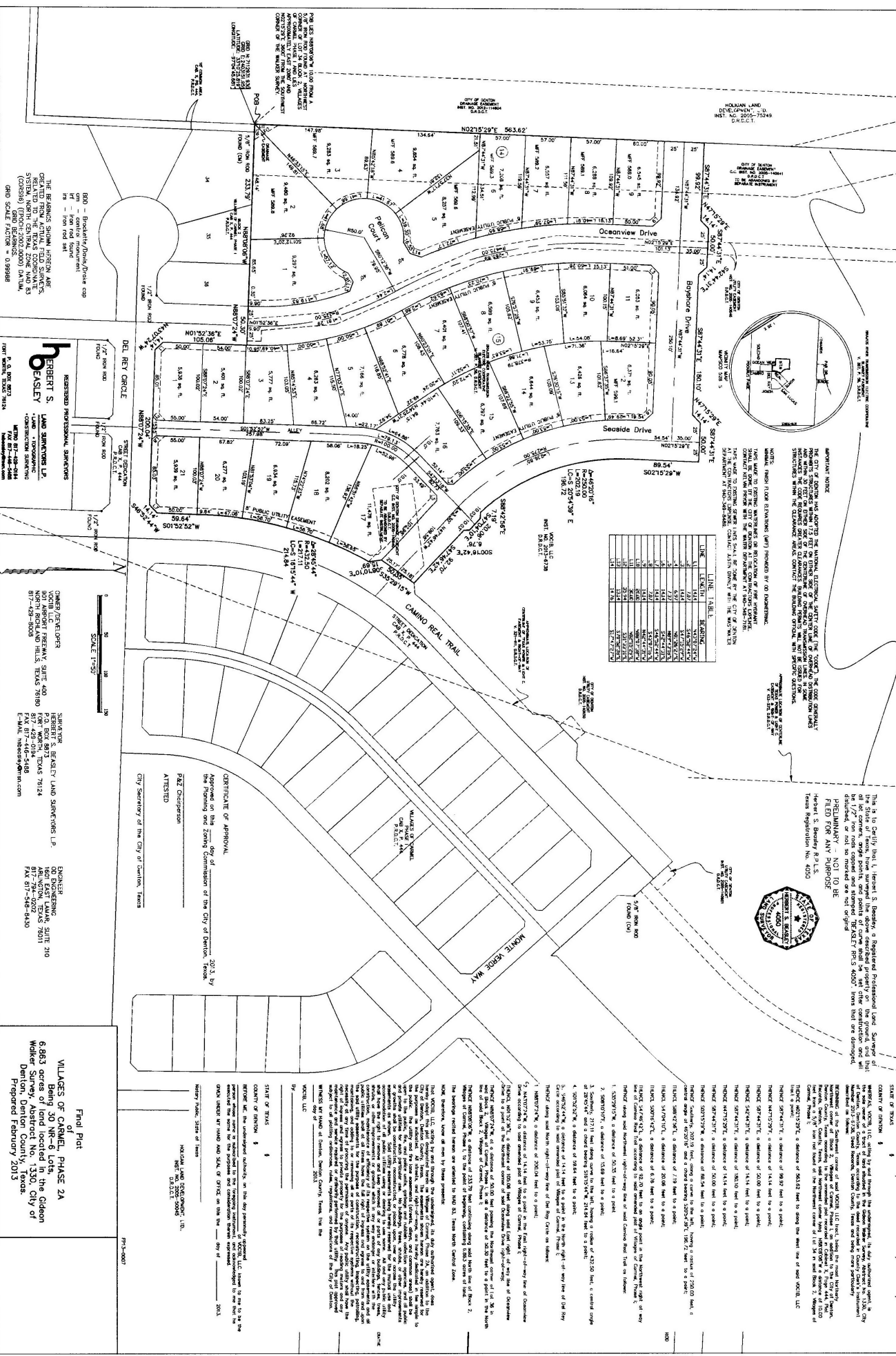


Summary of Homeowner meeting held on June 4th at Pecan Creek Elementary

For those of you that were not able to attend the June 4th, below is a summary which was prepared and submitted by Jaime Blanton and Janet Kamp; co-chairs of the ad hoc committee:

Homeowners Jaime Blanton and Janet Kamp, co-chairs of the ad hoc committee established to explore options for neighborhood amenities, hosted an informal meeting for residents on June 4, 2013.

It was clear during discussions that many Villages of Carmel residents have strong opinions about the state of our community. Residents expressed a desire for greater communication and transparency regarding future plans for the neighborhood, and want to feel like their voices are being heard regarding the neighborhood's progress. Residents also brainstormed suggested amenities they would like to see added to the Villages of Carmel. As a result of the meeting, Jaime, Janet and a small group of residents will be drafting a homeowner survey. The purpose of the survey is to determine the needs and interests of the residents. Survey topics will include but are not limited to amenities, social functions, communication and neighborhood progress. The results of the survey will be shared in a future newsletter, and will be used to further conversations with our developer, builder, and city officials. In order for any change to be affected in the Villages of Carmel, our HOA covenant states that 67 percent of residents must vote affirmatively for issues to be moved forward to the directors of our board. The survey will be mailed and available in electronic format by August 1. Several residents expressed interest in planning a block party cookout for Fall 2013. Volunteers are needed to coordinate this social event. If you have ideas to share or feedback regarding the efforts to strengthen community spirit in the Villages of Carmel, please email Jaime at jaimeblanton@yahoo.com or call her at 469-644-7300.



THE BEARINGS SHOWN HEREON ARE BELIEVED TO BE TRUE AND CORRECTLY SHOWN IN ACCORDANCE WITH THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (CONFORMS) (CRN) DATUM, GRID SCALE FACTOR = 0.99988

HERBERT S. BEASLEY
REGISTERED PROFESSIONAL SURVEYOR
LAND SURVEYORS, L.P.
1400 W. UNIVERSITY BLVD., SUITE 100
DENTON, TEXAS 76201
PHONE 817-488-0144
FAX 817-488-0144
WWW.HSB-SURVEYING.COM

OWNER/DEVELOPER
VILLAGES OF CARMEL, PHASE 2A
1601 EAST LAMAR, SUITE 310
DENTON, TEXAS 76201
PHONE 817-488-0144
FAX 817-488-0144
WWW.HSB-SURVEYING.COM

ENGINEER
VILLAGES OF CARMEL, PHASE 2A
1601 EAST LAMAR, SUITE 310
DENTON, TEXAS 76201
PHONE 817-488-0144
FAX 817-488-0144
WWW.HSB-SURVEYING.COM

APPROVED BY THE CITY OF DENTON, TEXAS
ON _____ DAY OF _____, 2013
ATTEST
CITY SECRETARY OF THE CITY OF DENTON, TEXAS

Find Plat
of
VILLAGES OF CARMEL, PHASE 2A
Being 30.9666 Acres, More or Less
situate in and located in the City of
Denton, Denton County, Texas
Prepared February 2013

STATE OF TEXAS
COUNTY OF DENTON
I, _____, County Clerk, do hereby certify that the foregoing plat was duly recorded in the Public Records of this County on the _____ day of _____, 2013, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as the same appears of record in this office.
My Commission Expires _____

STATE OF TEXAS
COUNTY OF DENTON
I, _____, County Clerk, do hereby certify that the foregoing plat was duly recorded in the Public Records of this County on the _____ day of _____, 2013, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as the same appears of record in this office.
My Commission Expires _____

IMPORTANT NOTICE
THE CITY OF DENTON HAS ADOPTED AN ELECTRONIC SURVEYING ACT (ESA) WHICH PROVIDES THAT SURVEYORS MAY ELECT TO FILE AND RECORD SURVEY INSTRUMENTS IN ELECTRONIC FORM. THE CITY OF DENTON HAS ADOPTED THE ELECTRONIC SURVEYING ACT (ESA) WHICH PROVIDES THAT SURVEYORS MAY ELECT TO FILE AND RECORD SURVEY INSTRUMENTS IN ELECTRONIC FORM. THE CITY OF DENTON HAS ADOPTED THE ELECTRONIC SURVEYING ACT (ESA) WHICH PROVIDES THAT SURVEYORS MAY ELECT TO FILE AND RECORD SURVEY INSTRUMENTS IN ELECTRONIC FORM.

WITNESSES
I, _____, Surveyor, do hereby certify that the foregoing plat was duly prepared and is a true and correct copy of the original as the same appears of record in this office.

WITNESSES
I, _____, City Secretary, do hereby certify that the foregoing plat was duly recorded in the Public Records of this County on the _____ day of _____, 2013, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as the same appears of record in this office.

WITNESSES
I, _____, County Clerk, do hereby certify that the foregoing plat was duly recorded in the Public Records of this County on the _____ day of _____, 2013, at _____ o'clock _____ M., and that the same is a true and correct copy of the original as the same appears of record in this office.

Villages of Carmel Homeowners Association, Inc.
Architectural Control Committee
Property Modification Approval Request Form

ACC Use Only
Date Rd.
Phase

As each of us bought our property in Villages of Carmel, 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 the community a highly desirable place to live. AAC (Architectural Advisory 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 goal of the AAC is 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>	
<i>E-Mail</i>	
<i>Phone(s)</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(include height)</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 location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a City building permit (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project will require a fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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/completed

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

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

FirstService Residential
 Attention: Villages of Carmel
 3102 Oak Lawn, #202
 Dallas, TX 75219
 or email to tina.mcwilliams@fsresidential.com

For additional information call:
 Tina McWilliams
 Email: tina.mcwilliams@fsresidential.com
 214-871-9700
 Fax: 214-889-9980

Timely Tips for July Gardeners

This article is offered to the gardening public and Homeowner's Association Program members free of charge, you must include the attribution provided at the bottom of the page.

Mulch Helps Plants Weather the Summer Heat!

Summer is upon us and your garden may be feeling the affects of the heat. Mulch can help your garden plants weather the summer heat and still thrive.

Reduce Water Use

Mulch provides several healthy benefits to Texas gardens in the summertime. One of the most well-known benefits of mulch is to reduce evaporation and water use. In the heat of summer conserving water can be particularly important. Mulch reduces evaporation preserving the water in the ground where your plants can access it through their root system.

Regulate Sub-Surface Temperatures

Another very important benefit to mulch in the heat of summer is regulation of ground temperature. A 3 to 4 inch blanket of mulch is excellent insulation, protecting the ground from direct sun, and greatly reducing the temperature several inches below ground level. This is where your plants' roots live, thrive and do the hard work of absorbing moisture and nutrients. They will be much healthier and more productive with the reduction in temperature that mulch provides.

Types of Mulch

As for types of mulch, we recommend hardwood or cedarwood for most gardens. Some gardeners prefer pine mulch, but while it is somewhat less expensive, it also breaks down more

quickly and will need to be reapplied frequently. Cedar is the most expensive of the three but does help reduce garden pests in some instances, due to its natural repellent properties.

To apply mulch, simply place it in the garden from the bag or with a shovel, and carefully spread it around your plants by hand or with a rake.

Mulch will reduce your water use, reduce the time required to weed, as well as reduce soil loss due to wind and run-off. Plus it will help your plants to thrive through the summer heat!

Find more garden tips here, or go to www.calloways.com/good-neighbor-homeowners-association-program.

Upcoming Clinics You May Enjoy!

July 6 – Growing Fall Tomatoes.

Tasty Tomatoes! Learn to grow these naturally delicious garden options. Now is the time to prepare and plant for your Fall harvest. Selection of the right varieties is the key to success. Join us as we discuss the best tomato types for Texas gardens. Enjoy the natural delight of tasteful foods that you have grown yourself. Clinic at all Calloway's and Cornelius, 10:15 am, Saturday.

July 13 – Water-Wise Gardening.

Save water in Texas! Discover tips, tricks and expert advice on water-wise gardening. Laugh at the summer heat with drought-tolerant plants. Get tips to conserve moisture and learn effective watering techniques! Clinic at all Calloway's and Cornelius, 10:15 am, Saturday.

Information courtesy of Calloway's Nursery ©2013, www.calloways.com. Attribution to Calloway's required for all use and reproduction.



Has your home, lawn or driveway been the recent recipient of a friendly reminder? Please remember they are just a way for the Association to let a homeowner know that just maybe.....you aren't quite complying with the Covenants, Conditions and Restrictions set forth in the Community's Governing Documents. Listed below are some of the most frequently mailed reminder's.

- Grass too high
- Weeds in flower beds, tree wells and turf
- Shrub and tree trimming
- Dead landscaping and replacement requirement
- Inoperable vehicles
- Basketball goal placement and storage

If you don't have a copy of the Associations Governing Documents please log on to <http://texas.fsrconnect.com/summitparc> and download a copy for your records. These documents will outline the Associations responsibility to the common areas and members, as well as the homeowners responsibility to maintain their lot and exterior home maintenance.



*Like the new
Villages of Carmel
Facebook Page*

In an effort to foster a greater sense of community among Villages of Carmel residents, a "Villages of Carmel Residents" Facebook page has been created. Like the page to stay updated about the committee's progress. This page is not an official form of communication with FirstServis Residential.

If you have ideas to share or feedback regarding the efforts to strengthen community spirit in the Villages of Carmel, please email Jaime at jaimeblanton@yahoo.com or call her at 469-644-7300.

VILLAGES OF CARMEL HOA, INC.
C/O FIRSTSERVICE RESIDENTIAL
3102 OAK LAWN AVE, STE 202
DALLAS, TX 75219



FirstService
RESIDENTIAL

WWW.FSRESIDENTIAL.COM
TELEPHONE: (214) 871-9700
FAX: (214) 889-9980

Association Manager-

Tina McWilliams
(877) 378-2388
tina.mcwilliams@fsresidential.com

Accounting / Billing questions-

(877) 378-2388
AccountsServices.tx@fsresidential.com

Resale & Refinance Certificates-

(888) 679-2500
www.fsresidential.com/resale.html

After hours Property Emergency number-

(877) 378-2388



www.texas.fsrconnect.com/villagescarmel

HELLO
my name is

Hello, Our Name is FirstService Residential

Great New Name. Same Great People
and Service.

For years now you've come to know the smiling faces and helpful nature of the property management and support teams committed to enhancing your community living experience Premier Communities Management Company.

Our faces are the same, our service is the same, but we've just taken on a new name and it's time to reintroduce ourselves. Hello, our name is FirstService Residential.

What's in a name...change?

On June 27, 2013 Premier officially changed its name to FirstService Residential. So what does the name change mean? When it comes to FirstService Residential, it means quite a bit.

FirstService Residential is North America's largest residential property management company supporting more than 6,000 communities and serving more than 1.5 million residents throughout North America. Our client base includes:

- Homeowner associations, cooperatives and condominiums
- Large-scale master-planned and active adult communities
- Townhouse and garden-style home communities
- Rental properties; and
- More luxury high-rises than any other property management company on the continent

FirstService Residential also means giving you added benefits gained from access to an expanded core of corporate resources, including:

- Aggregate purchasing power on national resources to reduce costs, improve operating efficiencies and increase real estate values.
- FSRConnect™ – the industry's only fully integrated community management system uniting resident communication with property-specific amenities, security and management functions under one simple interface.
- Customer Care Center – A 24/7 call center and database populated by more than 500 community-specific questions which allows more than 90% of your questions to be answered on the very first call.

The More Things Change, the More They Stay the Same

As you see the FirstService Residential name pop up around your community on associates' uniforms, property signage, correspondence and more, take heart in knowing that this a change in name only, and things will remain "business will as usual." The day-to-day operations of your current property management teams will remain the same, and your management teams will still be made up of the right people - caring, smart, trained, dedicated, and experienced – who are local experts that live work and play where you do.

For More Information

Please visit www.fsresidential.com to learn more about our company, and feel free to talk to your Community Manager or call our Customer Care Center 24/7 at 877.378.2388 with any questions.