

Summer 2012



# Villages of Carmel

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



## Manager's Corner



I would like to take this opportunity to introduce myself to the Homeowners of The Villages of Carmel HOA. My name is Tina McWilliams and I am the Association Manager for the Community. Please feel free to contact me directly with any questions or concerns you may have regarding the Association. I can be reached via email at [tmcwilliams@premiercommunities.net](mailto:tmcwilliams@premiercommunities.net) or by phone at 214-871-9700.

During recent inspections of the Community we are still noticing numerous homeowner lots that have dead, dying or missing landscaping caused by last year's extreme weather conditions. With this thought in mind and the changing of the seasons, you may want to begin the replacement process for the dead landscaping by removing entirely and re-planting later in the fall, but not later than October. When removing dead landscaping, please ensure all tree stumps are removed and not just cut even with the lawn. Missing landscaping does not affect the curb appeal of your Community so severely as that of dead bushes and trees.

I have been contacted by numerous Homeowners inquiring about how to access the PremierConnect™ Villages of Carmel website. If we currently do not have your email address in PremierConnect™, you cannot access the website, nor will you receive any email blasts that may be sent regarding annual meetings, social events, etc. If you do not believe we have your address, please email me and I will set it up in PremierConnect™ and notify you when it is complete.

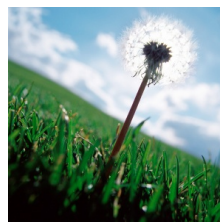
## Would you like to make a difference in your community?



You have an opportunity by joining a Committee. Please contact me for more information. Feel free to contact me with any questions you may have in regard to your Association.

Email: [tmcwilliams@premiercommunities.net](mailto:tmcwilliams@premiercommunities.net)

## Spring has sprung... so have the weeds!



It's time to begin to pay closer attention to your yards. You might be noticing you have some spring weeds coming up....don't worry,

your local nursery has some great liquid weed killers that are designed to work within temperatures that we are currently experiencing. If you have not applied pre-emergent, you may still have time to do so. Talk with the folks at your local nursery and they can get you started on a lawn care program.

## History Maker Homes is Coming to the Villages of Carmel



As most of you have heard, History Maker Homes will begin construction in the Community in July and they have provided an article and layout of their plans for the Community. Read on for exciting news...

History Maker Homes is pleased to be the new homebuilder in the Villages of Carmel. Since 1949, homebuyers in North Texas have trusted History Maker Homes to provide the absolute best value and MORE HOME for less money. History Maker Homes is a company with an established reputation for consistently delivering a high quality new home. That is why 98% of our customers would recommend History Maker to their friends and family.

History Maker will begin four houses in the Villages of Carmel Phase 1 and a model home in Phase 3 in July. History Maker is coordinating with the developer to construct a brick screen wall along the west side of Post Oak Boulevard proposed to be complete in July. Future phases may include a park in conjunction with the City of Denton Parks Department, walking trails and amenity center options in line with the zoning requirements on the property.

History Maker Homes is an award-winning builder, receiving a prestigious National Housing Quality (NHQ) Gold Award.

Do you have a friend, family member or a co-worker you would like to have as a neighbor? If you refer someone to History Maker Homes and they purchase a new home in the Villages of Carmel, History Maker Homes will pay you \$500 so refer as many people as you wish to History Maker Homes at the Villages of Carmel. For more information about History Maker Homes, please call 877-HOME-4-US.

Please see insert for the layout. →

## Snake Safety and Awareness

**When are snakes active?** From March through the beginning of November, you have a chance of seeing a snake. When snakes first appear after a long winter, they are looking for a meal and then a mate. As temperatures increase during the spring through the end of summer, you may occasionally encounter snakes in your yard and during outdoor activities.

**Why do snakes live around my house?** Most snakes eat rodents (mice, rats and squirrels), other snakes, lizards, amphibians (toads, frogs and salamanders) and insects. This snake food is located everywhere and that means around houses, pools, decks, storage buildings and garages.

**What makes snakes start appearing when we have never seen them around our house before?** Construction of homes, pools, roads, etc. creates a tremendous amount of ground vibration. Snakes do not have inner or outer ears; they rely on taste and sight and are amazingly sensitive to vibrations.

**How can I look out for snakes?** Look around! Never step or put your hand where you cannot see. If going out after dark to throw out the trash, don't walk in the dark to set off the motion sensor lights; instead, use a flashlight to prevent stepping on the back of a snake.

**What do I do if I see a snake?** Walk! Do not run away from the snake. Take two steps backward and watch where the snake goes, then calmly turn around and leave the snake alone, or contact a professional to remove the snake.

**How can I keep snakes away from my house and yard?** Keep grass and vegetation cut short. Trim shrubs and bushes so you can see the ground under them. Remove debris piles immediately (branches, leaves boards, logs). Cut low limbs (Keep three feet above the ground). For more information visit [www.kids-houston.com/Articles/snakesafety.html](http://www.kids-houston.com/Articles/snakesafety.html).



## Stop That Barking!

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in

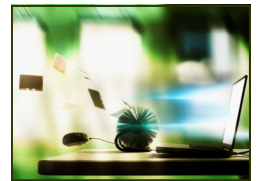
your area. Your neighbors will thank you!

- **Training.** Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into why your dog barks so much, or what it is trying to communicate.
- **Citronella collars.** A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.
- **Confinement.** Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.
- **Reduce stimulus.** Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.
- **Companionship.** Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.

## Reaching Others When Disasters Strike

The first thing many of us do during or immediately following a natural disaster is to call family and friends. Unfortunately, in the minutes and hours after a disaster, overloaded cell phone networks can make it difficult—if not impossible—to reach others. While there is no guarantee, the following tips can increase your chances of getting through when it matters most.

- Even if you have a traditional landline, keep a corded phone in your home. It will work even if you lose power.
- Keep a list of emergency phone numbers in your cell phone and near your home phone.
- Prepare a family contact sheet with at least one out-of-town person who can serve as your family's emergency contact. Often it's easier to make long distance rather than local calls during an emergency.
- Have charged batteries and car phone chargers for back-up power.
- Subscribe to text alert services from local or state governments and schools to receive emergency alerts.



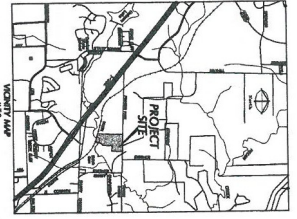
## Goodbye Clip, Hello Click

Before you head out to the grocery store or the mall, do a little web browsing for online coupons that can save you a bundle. According to the Promotion Marketing Association Coupon Council, the average savings per coupon is \$1.15. Most online coupon sites are searchable by brand name or product category, which allows you to find coupons quickly for the specific items on your list—a big plus for list shoppers.

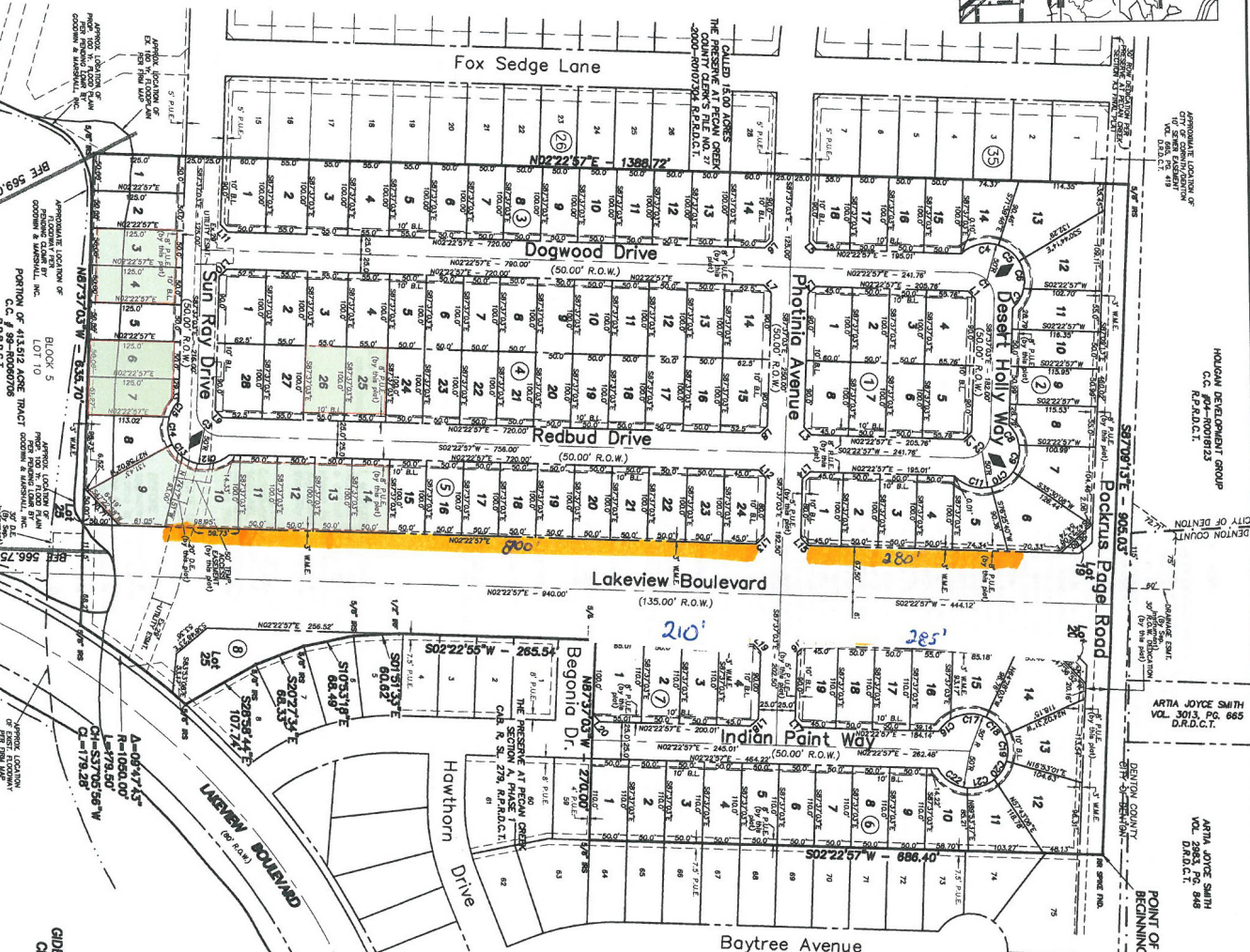
- [www.ShopAtHome.com](http://www.ShopAtHome.com). This site lists stores alphabetically, so you can look for deals and coupons before leaving home. It offers financial incentives for joining.
- [www.yadahome.com](http://www.yadahome.com). This site allows you to create your grocery list online and then searches for matching coupons.







LOT AREA TABLE	Block	Lot Area (sq. ft.)
Block 1	1	5,000
Block 1	2	5,000
Block 1	3	5,000
Block 1	4	5,000
Block 1	5	5,000
Block 1	6	5,000
Block 1	7	5,000
Block 1	8	5,000
Block 1	9	5,000
Block 1	10	5,000
Block 1	11	5,000
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Block 1	40	5,000
Block 1	41	5,000
Block 1	42	5,000
Block 1	43	5,000
Block 1	44	5,000
Block 1	45	5,000
Block 1	46	5,000
Block 1	47	5,000
Block 1	48	5,000
Block 1	49	5,000
Block 1	50	5,000



CONTRIBUTING DRIVE TABLE			
#	DRIVE	AWC	CONTR. INCL.
C1	300'x100'	34.00'	54.27%
C2	300'x100'	34.00'	54.27%
C3	300'x100'	34.00'	54.27%

LOT LINE CLONE TABLE			
#	DRIVE	AWC	CONTR. INCL.
C1	300'x100'	34.00'	54.27%
C2	300'x100'	34.00'	54.27%
C3	300'x100'	34.00'	54.27%

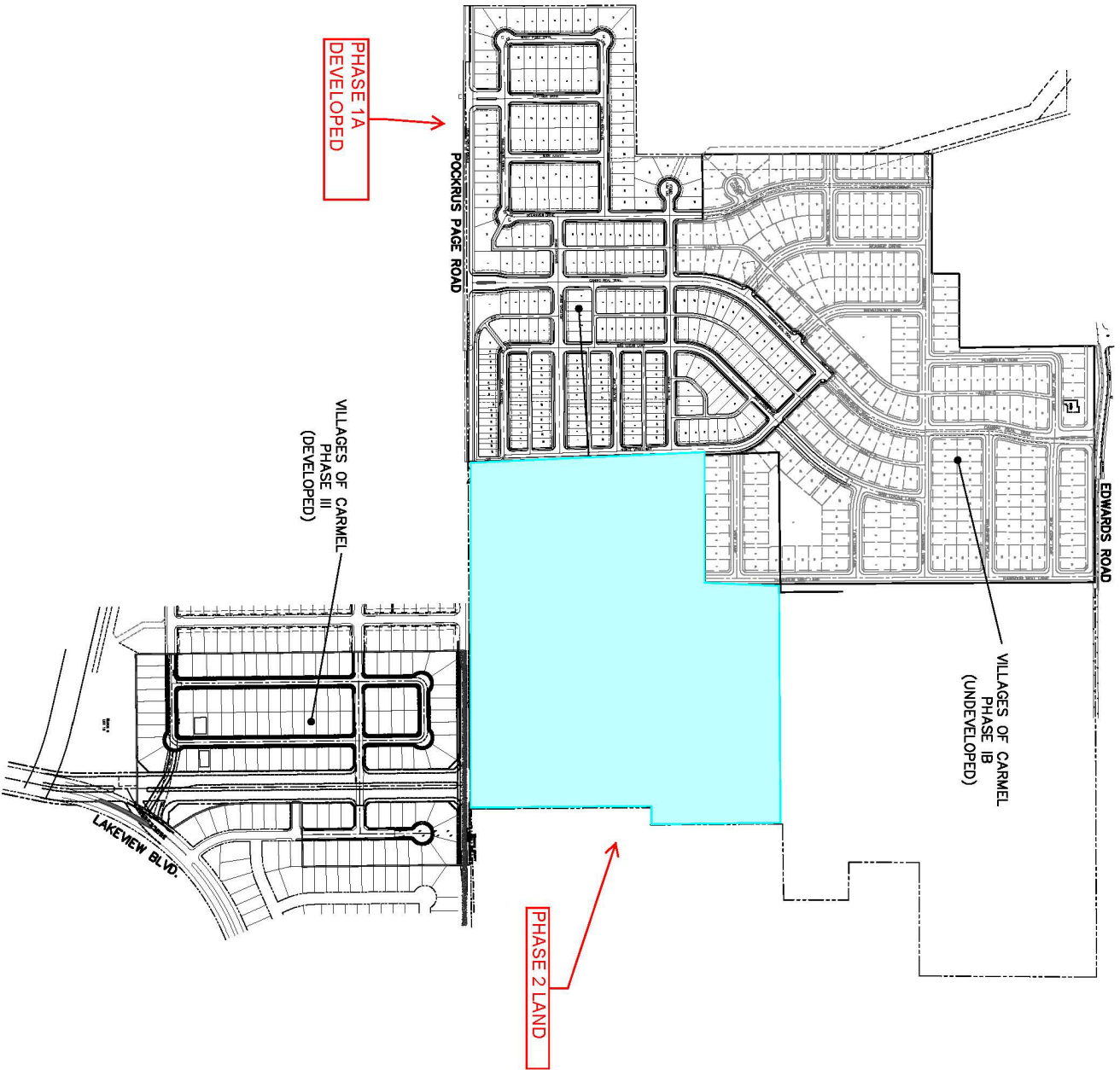
  

LOT LINE TABLE			
#	DRIVE	AWC	CONTR. INCL.
L1	300'x100'	34.00'	54.27%
L2	300'x100'	34.00'	54.27%
L3	300'x100'	34.00'	54.27%

**FINAL PLAT**  
**VILLAGES OF CARMEL**  
**PHASE III**  
**24861 ACRES**  
 SITUATED IN THE  
**GIDEON WALKER SURVEY, ABSTRACT NO. 1330**  
**CITY OF DENTON, DENTON COUNTY, TEXAS**  
 JULY 2005  
 FPO5-0016

**OWNER:**  
 HOLLAND LAND DEVELOPMENT, LTD.  
 15950 NORTH DALLAS PARKWAY  
 SUITE 750  
 DALLAS, TEXAS 75248  
 972-387-1685 FAX

**P.R.E.P.A.R.E.D. B.Y.:**  
 BROCKETTE/DAVIS/DRAKE, INC.  
 Civil & Structural Engineering, Surveying  
 4144 North Central Expressway, Suite 1100  
 Dallas, Texas 75204  
 (214) 824-3647, fax (214) 824-7064





## Lethal Lawns: Preventing Mushroom Poisoning

As mushrooms begin to pop up across lawns in the spring and fall, mushroom poisonings reach their highest levels. There are no easily

recognizable differences between poisonous and nonpoisonous mushrooms, and as Americans become more adventurous in their mushroom collection and consumption, poisonings are likely to increase. Most mushrooms that cause human poisoning cannot be made nontoxic by cooking, canning, freezing or any other means of processing. Dangerous species are found in habitats ranging from urban lawns to deep woods. Poisonous mushrooms have no antidote and can cause severe illness or death. Only a qualified mushroom expert should identify the mushrooms growing in your community, and you must take appropriate precautions to prevent children and pets from eating or licking them. Mushroom spores are everywhere all the time. While there is no simple way to get rid of mushrooms in your yard, there are things you can do to minimize fungal growth.

- Dig up mushrooms as soon as they appear, and throw them in the trash. If you pick them before they mature, they will be unable to send out spores. Never put them on a compost pile; it is an ideal environment for their growth. To avoid spreading their spores, don't kick, stomp or mow mushrooms.
- Mushrooms need water and organic matter to grow, so water grass and plants only when necessary and keep your lawn cut and free of debris. Rake up leaves and grass clippings, and scoop up animal droppings.
- Avoid over-fertilizing your lawn, as fertilizer encourages the growth of mushrooms.

If a pet or child eats a mushroom from your lawn, seek immediate medical care. Also pick as many of the mushrooms as you can, and take them with you to be identified.

## Timely Tip for Calloway's Gardeners in July:

Every Texan knows water is an essential element for maintaining a beautiful lawn and landscape and after last year's drought we really value this precious natural resource. It is each person's responsibility to conserve water yet keep our gardens thriving through the heat.

If you own a sprinkler system, each zone should be programmed differently depending on the needs of that area. You should keep your sprinkler system in the manual mode so it doesn't run when it's not needed. Established lawns should be watered once every five to seven days, applying about one inch of water each time. This soaking encourages deeper rooting which leads to stronger, healthier plants. Landscape irrigation can account for more than 50% of all water used in Texas during the Summer. Unfortunately, half of that water is lost to run-off or over-watering. So, avoid this loss by monitoring how long you water each area and that all your equipment is functioning correctly.

Shrubs and flowerbeds may require more watering depending on the age of the plant material. A good test is to dig down 4 to 6 inches and feel the soil. If the soil is dry, a good deep watering is in order. Plants in full sun will require more moisture as well as those growing in containers. Please remember, any newly planted tree or shrub requires additional hand watering for that first year. The best time of day to water is early morning before the temperatures begin to rise. Also, early mornings tend to be a time of lower winds and thus reduced evaporation.

Mulching is an excellent way to retain moisture. It will also insulate the soil surface from the direct rays of the sun and prevent weeds from germinating. Mulched soils can be as much as 10 to 15 degrees cooler than unmulched soils. Apply a two to three inch layer of mulch to all beds, plantings and containers.

We can all enjoy a colorful and green landscape during the Summer! For more information, stop by any of our Calloway's or Cornelius stores or visit our website, [www.calloways.com](http://www.calloways.com) for locations.

Visit [www.calloways.com](http://www.calloways.com) for more Summer events and to become a member of our Garden Club. Have fun in the sun at Calloway's Nursery.

**GOOD NEIGHBOR COUPON**

**\$5 OFF**

**a purchase of \$25 or more**

**CALLOWAY'S NURSERY** **CORNELIUS NURSERY**

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One coupon per customer. Must be presented at time of purchase. Redeemable on in store regularly priced items only. Not good for Gift Cards or with any other coupon, discount or previous purchase. No cash value. Offer expires 12/31/12.

VILLAGES OF CARMEL HOA INC.  
C/O PREMIER COMMUNITIES MANAGEMENT COMPANY  
3102 OAK LAWN AVE, STE 202  
DALLAS, TX 75219



WWW.PREMIERCOMMUNITIES.NET  
TELEPHONE: (214) 871-9700  
FAX: (214) 889-9980

**Association Manager-**

Tina McWilliams  
(877) 378-2388  
[tmcwilliams@premiercommunities.net](mailto:tmcwilliams@premiercommunities.net)

**Accounting / Billing questions-**

(877) 378-2388  
[accountservices@premiercommunities.net](mailto:accountservices@premiercommunities.net)

**Resale & Refinance Certificates-**

(888) 679-2500  
[www.premiercommunities.net/resale.html](http://www.premiercommunities.net/resale.html)

**After hours Property Emergency number-**

(214) 871-9700 ext. 350

[www.premiermgmtconnect.com/villagescarmel](http://www.premiermgmtconnect.com/villagescarmel)

## Association Crime Stoppers



Everyone wants a safe place to call home, and our association strives to make all residents feel secure. While we're diligent in our efforts to reduce possible dangers in our community, we can't do it alone. It's up to everyone to pitch in to keep crime rates down. Thankfully, taking a few simple steps can go a long way in keeping theft, vandalism and other felonies and misdemeanors out of the association.

**Know Your Neighbors.** And not just the neighbors on your block, but also the neighbors from all parts of the association. At the very least, you'll get a better idea of who actually lives (and in turn, who belongs) here. Talking with your neighbors will also give you the chance to find out if there have noticed any crimes or suspicious activity in the association recently so that you can be on the lookout as well. Consider creating and distributing a list with everyone's contact information so that you and your neighbors can alert each other of any problems that arise. Of

course, be sure to get your neighbors' permission first to put their information on the list.

**Leave The Light On.** A good way to deter felons from breaking into your home is to make sure your front porch light stays on all night, even when you're out of town. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows. If you're worried that you'll either forget to turn the light on at night or off in the morning, you can purchase an inexpensive timer that will automatically do that for you every day. Also, if you see any street lights around the association that are burnt out, please let the board know as soon as possible so that we can replace them for everyone's safety.

**Lock Up.** If you want to keep unwanted guests out, don't make your home inviting. Even when you're around, it's best to keep all gates, doors and garages locked at all times. It's also a good idea to keep your windows closed and locked when possible, especially if they're on the ground floor.

**Put On Your Walking Shoes.** Taking a stroll around the association isn't just good exercise. You can casually patrol the community for anything suspicious or usual, as well as swap notes about criminal activity in the area with other neighbors who are out and about. Also, when more residents regularly walk around the association, it can help scare off hooligans who are afraid of getting caught in the act.

**Clean It Up.** Picking up litter, removing graffiti and keeping trees, bushes and lawns trimmed not only makes the association look better, but also sends the message that our residents are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our community and encourage responsible and involved people to move to the association.

**See Something, Say Something.** If you notice a crime or a suspicious activity, regardless of how small the incident may seem, notify association security and the police immediately. Of course, only call 911 if it is an emergency; otherwise, contact the police on their non-emergency line.