

VILLAGES OF CARMEL

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

MANAGER'S CORNER

Hello. I would like to take this opportunity to introduce myself to any new residents of the Villages of Carmel HOA. My name is Allen Abtahi and I am your Association Manager. Please feel free to contact me directly with any questions or concerns you may have regarding the Association.

As your Association Manager, I strive to protect your investment and property values by maintaining the common areas, enforcing the Covenants, Restrictions and Conditions, and providing the best possible service for all homeowners.



As we move closer to entering the Spring let's not forget to wrap up those household projects; projects that may have been on hold, due to weather conditions or projects that you were unable to begin as of late. It is critical that we consider the freshening of our homes and prepare our yards for upcoming season. Now is also the time to inspect our fences, paint and stain around windows, doors, patios, play sets and much more.

Please remember, that before you begin any exterior modifications, an ACC Modification Request form must be submitted for committee review and approval. This form can be found at www.premiermgtconnect.com/villagescarmel. Homeowner Associations are formed for the purpose of protecting property values by providing for the harmony, beautification and administration of residential developments through binding covenants, conditions and restrictions. You acknowledged the Villages of Carmel covenants at the closing when you acquired your home. If you are in need of a copy of the Villages of Carmel governing documents (CC&R's), contact Customer Service for access to PremierConnect™.

We are happy to offer a Customer Service phone number which is available to you during normal business hours. Below you will find the Customer Service number and the Maintenance Emergency phone number. Please keep these available for future reference.

Account Services from 8:00am – 5:30pm
877-378-2388

Maintenance Emergency (24/7)
214-871-9700 ext 350

LEGISLATIVE CHANGES



The 82nd Texas Legislative Session delivered laws that affect Homeowner Associations. In 2011, Premier Community Management Company's hosted several symposiums for our

Association Managers, Board Members and Community Leaders and prepared a thorough overview and implementation guide specifically for our Board of Directors.

In accordance with the new Texas State Laws the following documents have been filed with the county clerk and are now available for review by all current and future Owners on PremierConnect™.

- Collection Policies
- Alternate Payment Schedules
- Policy on Priority of Payments
- Records Production Fees
- Document Retention Policy

As a resident, you are provided with real-time information about your community through Premier Community Management Company's proprietary software program which provides:

- Access to the 2012 budget
- Real-time account balance and history (access for owners only, not tenants)
- Email alerts to include the Public Board Meeting notices
- Community Calendar
- Access to the association's governing documents
- Work order submission
- Access to your community's FAQ database
- Architectural Modification Forms and the Resident Directory

You may access the website at
www.premiermgtconnect.com/villagescarmel

If you have any questions or difficulty with the registration, please contact Premier Communities at (877) 378-2388.

As your association management company,
we are here to serve you.

ARE HOA RESIDENTS HAPPY?



Do you know you are among the more than 60 million Americans who live in homeowners associations and condominium communities? We think most residents are happy living in our community—and we certainly hope you are among them—but how do these 60 million residents feel about their own associations? Are they happy with their elected boards? How do they feel about the rules?

The Foundation for Community Association Research, an affiliate of Community Associations Institute (CAI), sponsored a recent national public opinion survey to answer these and other questions. Here are some of the key findings:

- 71 percent of residents say they are satisfied with their community association experience. Only 12 percent express dissatisfaction and 17 percent are neutral on the question.
- 89 percent believe their association board members strive to serve the best interests of the community, while 11 percent say the opposite or they aren't sure.
- 76 percent say their professional managers provide value to their communities, while 24 percent say the opposite or they aren't sure.
- 70 percent believe their community association rules "protect and enhance" property values. Only 2 percent say rules harm property values, while about 29 percent see no difference or didn't know.

We'd like to think that we would do even better than the national averages. If you feel differently, please let us know what you think we can do to make our community a better place to live. If you're especially pleased about our community, share that too! It's always good to know we're on the right track.

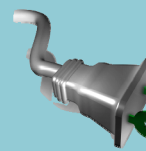
WOULD YOU LIKE TO MAKE A DIFFERENCE IN YOUR COMMUNITY?



You have an opportunity by joining a Committee. Please contact me for more information at allen.abtahi@premiercommunities.net.

WHY VOLUNTEER?

- ✓ Protect your self-interests. Protect your property values and maintain the quality of life in your community.
- ✓ Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
- ✓ Be sociable. Meet your neighbors, make friends, and exchange opinions.
- ✓ Express yourself. Help with creative projects like community beautification.



POWER DOWN, SAVE MONEY

Looking to cut back due to a tight budget or ready to go green? Here are 10 quick and easy tips to accomplish both:

- Unplug appliances and electronics. TVs, computers and kitchen appliances, as well as cell phone and laptop chargers, all use energy when they are plugged in—even if they are turned off.
- Use power strips. "Smart" power strips automatically turn off when electronics are off or when one main unit (like your personal computer) is powered down.
- Turn off lights. When you're not in the room or not in the house, there's no need for all the lights to be on.
- Clean and replace furnace or air conditioner filters. Dirty filters block air flow, increase energy bills and shorten equipment life.
- In the warmer months, keep the shades and blinds down on south-, east- and west-facing windows. In the colder months, open them up and let the sun in.
- Activate "sleep" features on your computer and office equipment. When they go unused for a long period of time, they power down.
- Lower the thermostat. Wear a sweater around the house and put an extra blanket on the bed at night.
- Use fans instead of air conditioning when possible or combine their use to turn down the air temperature a bit.
- Close vents and doors to unused rooms.
- Wash your laundry with cold water. It's just as effective.

How do you conserve water?

Seven days. Seven ways.

SUNDAY



Fix Leaks

MONDAY



Collect Rainwater

TUESDAY



Use Less Water

WEDNESDAY



Plant Native

THURSDAY



Take Shorter Showers

FRIDAY



Mow Less

SATURDAY



Wash Full Loads

**Take Care
OF Texas**
www.takecareoftexas.org

**To find out more,
visit www.takecareoftexas.org**

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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:

Premier Communities Management Co.
 Attention: Villages of Carmel HOA
 3102 Oak Lawn Ave, Ste 202
 Dallas, TX 75219

For additional information call: Customer Service 877-378-2388 Fax 214-889-9980

ACC Form R (rev 2.1.087) Supersedes all other forms



MAINTAIN YOUR YARD SAFELY

Properly maintaining your yard helps your home and our community look good. Just make sure that safety is a priority when undertaking your landscaping efforts:

- Clear sticks and debris before you mow. Random debris kicked up by a lawn mower can seriously injure you and those around you. Also, mowing debris shortens the life of your mower and dulls the blade.
- Replace the cord on your weed trimmer. Your trimming will be safer if you have strong trimmer cords. Always wear eye protection when using a trimmer.
- Maintain your lawnmower in top working condition. If you find yourself mowing the same areas again and again, it's time to inspect your lawnmower. Keep a maintenance checklist of important components like air filters, blades and oil.
- Keep plants and shrubs about five feet from foundation walls, and keep trees at least six to 20 feet away, depending on their size. Plant roots that are too close to the foundation not only cause damage to the structure, but may also attract bugs and mold into your home since they tend to hold moisture.



YARD OF THE MONTH



Villages of Carmel is happy to announce the 2012 Yard of the Month Program. Residents that have the best yards in the community will be chosen to receive a \$50.00 Gift Card to Home Depot or Lowes. The program will run from May through September giving residents 5 different chances to win.

If you have any questions about the program, please contact your Landscape Committee Chair, David Sares at email.davesayers@gmail.com.

DEAD OR DORMANT?

Most trees lose their leaves, turn a shade of brown and basically “pull up the shades” for the wintertime. Sometimes, however, they can play possum pretty convincingly and we might second guess whether or not they might actually BE dead! However, there is a way for you to decipher the difference, and all you need is a fingernail. Scrape the tip of a branch with your nail and if you find green underneath, then your tree is just sleeping. If you can't find green, then the sad truth is that your tree might have passed on to a better place and will need a proper burial, i.e. removal from your yard. If you don't remove a dead tree and dispose of it properly, it will eventually split and present a safety risk to you and your neighbors, and your house.



TIPS FOR REDUCING WASTE

Being careful about what you buy, consume, and throw away may not seem all that exciting even for the most committed environmental steward. But efficient daily practices and a little old fashioned common sense are good for the environment and your bottom line. Use this checklist to see how many waste management and recycling practices you've implemented. Then make a plan of action to expand your efforts.

- Make waste reduction a priority in your home.
- Evaluate the waste you generate to identify and reduce your greatest sources of waste.
- Measure the volume or weight of the garbage you generate and set measurable reduction targets.
- Reject wasteful consumption by carefully considering what you need and buying products that last.
- Purchase products with minimal packaging or packaging that can be recycled, or buy in bulk.
- Use cloth napkins, cloth lunch bags, sponges/dish rags, reusable plates, and reusable coffee filters instead of paper alternatives.
- Repair or donate older or unwanted equipment and household goods to local charitable groups, rather than dispose of them.



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

**PREMIER
COMMUNITIES**

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

Association Manager-

Allen Abtahi

(877) 378-2388

allen.abtahi@premiercommunities.net

Accounting / Billing questions-

(877) 378-2388

accountservices@premiercommunities.net

Resale & Refinance Certificates-

(888) 679-2500

www.premiercommunities.net/resale.html

After hours Property Emergency number-

(214) 871-9700 ext. 350

www.premiermgtconnect.com/villagescarmel

TIPS TO DISCOURAGE BURGLARS

The association makes every effort to maintain a secure environment in our community, but there is only so much we're authorized to do. Unfortunately, illegal entries into homes in our area—and others—happen from time to time. Residents can do more to protect themselves and their property than the association can do. Here are a few common-sense suggestions for reducing your chances of being the target of burglary.



- Install double-cylinder, dead-bolt locks on your outside doors and include a reinforced strike plate to strengthen the doorframe.
- Lock all doors and windows no matter how briefly you'll be out of the house.
- Install bars or lock pins on sliding doors and windows. These are available at local hardware or discount stores. Some mechanisms allow you to lock a sliding window or door in a partially-open position so you can enjoy fresh air securely while you're at home. However, if you go out, close the window and lock it.
- That old trick of hiding a key somewhere outside your home is a bad idea. Burglars—or anyone who may have seen you hiding the key—will know where to find it. Instead, give a key to a neighbor or leave one with the association management office.
- If you're going to be out of the house for a short time, leave a television or radio on to create a sense of activity and presence.
- If you're going to be away for a longer time, such as a vacation, take a few simple precautions to keep your home from looking empty. Ask a neighbor to collect your mail and keep the door and porch clear of delivery notices, newspapers and fliers. Pick up several electric timers at the local discount store, and use them to turn lights, a television or radios on and off at various times during the day and evening. Let your neighbors and the manager know how to reach you in case there's an emergency.
- Marking your valuable personal property won't prevent it from being stolen, but it will help you get it back if it is. Engrave your driver's license number on items in a hidden area. Check with the local fire department, police station or library to borrow an engraver. They're also available at large discount stores and are worth the investment if you have many items to mark. Photographing the item (and the engraved marking, if possible) will make it easier to retrieve your items from the police if they are recovered, and will aid in making an insurance claim if they aren't.

It doesn't take much to discourage a burglar. He succeeds on opportunity, and if your home doesn't offer a good opportunity, he'll move on to one that does.