














<p>HOA Annual Meeting</p> 	<p>We had 41 houses represented at the Annual Meeting. That is the most we've had in quite a few years. Thank you everyone for coming out and voicing your opinions. Officer Pillsbury gave us an update on the homeless in the area. He stressed calling 911 and making sure it was reported because the police answer all 911 calls. Diane Cheatham gave an update on the property south of us. Bryan and Mike Slaton introduced themselves to the community.</p>
<p>Homeless</p> 	<p>The hobo camps have been removed by Steve Hall. As of March 10th we have not seen any new activity.</p>
<p>Pool Opening</p> 	<p>May 1st. Get your flippers and suntan lotion ready. The pool is opening again. You do need a key to access the pool. If you don't have one, contact Steve Hall (look in the foot note for his email address and phone number).</p>
<p>Tight Parking</p> 	<p>Please use your drive and garage to park your vehicles whenever possible. The redline on the curb has opened up the street a lot. It is still hard to safely maneuver when backing out of the drive because of the narrow streets and the closeness of the driveways to each other.</p>
<p>Wildlife</p> 	<p>With the activity for the new build to our south (Urban Commons), much wildlife has been displaced. You may have noticed some of this activity. The HOA has been proactive to use pest control for the rats. You will see feed traps along the perimeter of the Baseline property. To control the rabbits, possum, raccoons, snakes, coyotes and what ever else lived in that field, PLEASE don't feed them by leaving pet food, bird food or speciality (aren't they just so cute) food out.</p>
<p>New CPA activity</p> 	<p>You should have noticed that you receive emails with a "bill" for your dues from Slaton Financial Services. They are working on auto payments and should have it ready soon. Details will follow once we have them. Slaton Financial Services has asked for a copy of the Declarations Page of your homeowner's insurance policy. You can mail them to 12989 Jupiter Rd. #101, Dallas, TX 75189 or email it to bryan@slatonfs.com</p>

<p>How will the new neighborhood affect me?</p> 	<p>According to Diane Cheatham, there should not be an interruption in sewer, electrical, cable, water or street traffic for us. However, when building anything there is construction noise which we can expect to hear for some time. A benefit is that our property values should increase significantly. She passed out new site plans at the meeting. She will keep us updated as the buildings progress.</p> <p>You can see her work on Vanguard Way off of Stults Rd, just south of Forest Lane. Very contemporary buildings in a beautifully landscaped setting.</p>						
<p>Loud Noises</p> 	<p>The HOA does not involve itself in neighborly disputes. If you are hearing noise or are being disturbed by loud music etc. try talking to your neighbor first. If that doesn't work call 911. Please be advised, the construction noise is something we will just have to live with.</p>						
<p>Financial Report</p>  <p>A LOOK at the BUDGET</p>	<p>The Annual Year-End Financial report, compiled by L & R systems (our former CPA's), is available in this mailing. Starting next month we will be including a brief monthly summary of the financials.</p>						
<p>Monthly Meetings</p> 	<p>Monthly HOA meetings are held the first Wednesday of every month promptly at 6:30. Meetings held at 12215 Wightman Place. Please notify a board member if you are planning on attending the meeting. (see footnotes for emails and phone numbers.)</p>						
<p>Mail Mishaps</p> 	<p>You notice you are not getting your mail? Packages stolen, opened, goods taken? This is a Dallas and surrounding areas problem, not just our neighborhood. So be proactive. Many times you can request a phone call prior to delivery or instruct the carrier to leave package in a specific location. Maybe have a neighbor look out for you? Call and report missing or damaged items to USPS AND to the seller.</p>						
<p>Got a Fix-IT Issue?</p> 	<p>Is it something that the HOA is responsible for fixing? Then please send a work order in writing (meaning fill out the form supplied by the HOA) and send it to Bev Schroeder. If you need a form, please contact CLPHHOA@gmail.com and one will be sent via email.</p> <p>Requests sent only by email (meaning no filled out form enclosed), will not be processed.</p>						
<p>Emergency Numbers</p> 	<table border="0"> <tr> <td>Fire/Police/Ambulance: 911</td> <td>Dallas City Services:311</td> </tr> <tr> <td>Poison Center 800 222-1222</td> <td>SPCA: 214 651-9611</td> </tr> <tr> <td>ONCOR (power outages) 888 313-4747</td> <td>City of Dallas Water Utilities 214 651-1441</td> </tr> </table>	Fire/Police/Ambulance: 911	Dallas City Services:311	Poison Center 800 222-1222	SPCA: 214 651-9611	ONCOR (power outages) 888 313-4747	City of Dallas Water Utilities 214 651-1441
Fire/Police/Ambulance: 911	Dallas City Services:311						
Poison Center 800 222-1222	SPCA: 214 651-9611						
ONCOR (power outages) 888 313-4747	City of Dallas Water Utilities 214 651-1441						