



TURNBRIDGE MANOR NEWS

Turnbridge Manor Homeowners Association



Volume 4, Issue 1

January 2007

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Home Improvements Require HOA Approval

A new year means new landscaping, new fences, and a multitude of home improvement projects. Did you get approval from the Architectural Control Committee before you started your project? That's right, most additions and modifications to the exterior of your home require ACC approval.

In an HOA community, the ACC reviews all improvement and modification requests and ensures that they comply with the HOA governing documents. Failing to get approval for a project and then having it denied after completion, can be very costly as the property would have to be returned to its original condition.

Some examples of projects needing approval are new trees and shrubs, new flower beds or flower bed borders, fence replacements, exterior lighting, pools/spas, gazebos, patios, arbors, and play sets.

A complete listing of Architectural and design guidelines can be found on our community website



www.turnbridgemanor.com

From the home page, click on Documents, then on Architectural and Design Guidelines. There, you will be able to look up the necessary requirements for most homeowner projects. You can also download an ACC request form from the Documents page.

Once you have decided on a project, simply complete an ACC request form and

fax (214-871-0355) or mail it (2711 North Haskell, Ste. 2650 Dallas, TX 75204) to Premier Communities. Our Community Manager will log in the request and forward it to the Architectural Control Committee for consideration. The ACC then has 30 days to approve or deny the request, so don't wait until the day before your contractor shows up to submit it! Unfortunately, some residents who are new to HOA communities, have learned this lesson the hard (and expensive) way. We don't want that to be you.

Most homeowners move into HOA neighborhoods because they know that they can expect a well maintained community with all around curb appeal. And of course, that translates into higher property values and a better return on your investment.

Turnbridge Manor- Striving to be the best community in all of Frisco!

Did You Know...

- ◆ The expansion of Independence from 121 to Main St. is scheduled for completion by August 2007.
- ◆ The stop light at Rolater and Independence is scheduled for installation by August 2007
- ◆ Rolater Rd. from Independence to Coit is scheduled to open in August 2007



2007 HOA Events Calendar

- Jan. 24th Social Committee Kick-off
- Mar. 3rd TBM Food Drive
- March 31st Spring Fling- Egg Hunt
- April 28th Spring Community Garage Sale
- May 28th Memorial Day Picnic
- July 14th School Supply Drive
- Aug. 7th National Night Out
- Sept. 29th Fall Community Garage Sale
- Oct. 27th Halloween Parade and Fall Festival
- Dec. 1st Holiday Decorating and End-of-Year Lunch (Details TBA)

Social Committee Update– Help Needed!

On January 24th, Social Committee Chairman, Karen Bridges, hosted a Kick-Off meeting in her home and the 2007 Social Committee is up and running! Events and budgets were discussed as well as assigning some of the event leaders. Lucky for you, there are still a few events that need leadership. What a great opportunity to get involved with the fun side of Turnbridge Manor! Both the

Egg Hunt and Memorial Day picnic need event organizers, and it would be terrible if we couldn't offer these fun activities because no one stepped forward to lead the team. If you missed the meeting but would still like to help out, (as an indian or a chief!) we have a place for you! You'll get to meet a lot of really great people and help with social events in a fun and relaxed setting. For more information on volun-

teer opportunities, please contact Karen Bridges at: sparty84@comcast.net

Help Wanted:

The Social Committee needs event leaders for the Spring Fling Egg Hunt and Memorial Day Picnic. No experience necessary; sense of humor a must!

Community Garage Sale– Saturday, April 28th

Due to popular demand (and voted on by the Association membership at the last annual meeting), the first Turnbridge Manor Community Garage Sale is on the calendar! On April 28th, rain or shine, every resident will have the opportunity to clean out their closets and attics and participate in this neighborhood wide

sale. Advertising will be paid for by the HOA, and participating residents will receive balloons or some type of marker to affix to their mailboxes to indicate that they have items for sale. If you have items you would like to get rid of but are not interested in having a sale at your home, there will be a drop off location where you can

donate your sale items. The proceeds from these items will go to charity. Community Sale Coordinator, Tara Doering, is working hard to organize everything and more details will be available in the "forums" section of the TBM website or by contacting Tara at chzhds@thedoerings.com as the date gets closer.

Restaurant Reviews from the Lunch Bunch...

On November 15th the TBM Lunch Bunch went to Gloria's Mexican restaurant on Preston and Gaylord. Gloria's is one of our favorite places because of the fresh ingredients. They also have the best tortilla soup in town! The portions are generous, and the lunch prices are very reasonable.

On January 4th, we checked out Luigi's Pizza and Pasta on Preston and Lebanon. The pizza is awesome, but you can't buy it by the slice; definitely a downer at lunch-time. The pasta, however, was very good and comes with fresh baked bread. The Greek and antipasto salads were generous in size and

toppings; overall a good choice for lunch or dinner.

The Lunch Bunch meets every two weeks, alternating between Wednesdays and Thursdays, and all are welcome to come. If you'd like more info, contact Renee at reneebrown@mail.com



4th Annual Spring Fling Egg Hunt Coming to Turnbridge Manor!

Get your baskets ready, because the Easter Bunny is making his annual stop in Turnbridge Manor! On Saturday, March 31st, plastic eggs filled with candy will cover the common area just north of the amenity center where egg hunts will be organized by age group for kids 1-10. Special prizes will go to the lucky children who find the coveted "Golden Eggs"! And after the egg hunts, various games will be

offered to everyone from toddlers to adults. We hope you will hop on over and join in the fun!



Josh Holden
Two time winner of the "Golden Egg"!



Many thanks to the Social Committee, our bunny volunteers, and all those who donate candy and eggs to make this event possible year after year!

Scouting for Food & TBM Food Drive

The Frisco Food Pantry, provided by Frisco Family Services is the only agency of this kind in Frisco. After the holidays, the food pantry shelves get dangerously low but the need does not diminish. This spring, you will have two opportunities to help the Frisco Food Pantry restock its shelves!

First, Cub Scout Pack 142 (from Isbell Elementary) will be participating in the "Scouting for Food" drive on Saturday, February 10th, in Turnbridge Manor. Last year, Pack 142 collected 2,000+ pounds of food! This year, their goal is to meet or exceed last year's collection.

The 4th annual Turnbridge Manor food drive will then be held on March 3rd. Please set donations on your porch by 9am and a member of the Social Committee will come by to collect them rain or shine. Thanks in advance for your generosity.



Isbell Elementary Carnival; Raising the Big Top!

The Isbell Elementary PTA is sponsoring a circus themed carnival to raise money for several shade structures for their playground equipment. We all know how unforgiving the Texas sun can be and there are times when the playground is simply unusable because of the extreme temperatures. The carnival will

be held on Friday evening, April 27th, and is open to everyone. There will be games, rides, bounce houses, food vendors, a silent auction and more. Musical entertainment will be provided by Eddie Coker! So start your weekend off right, bring the family and join in the fun "under the big top"! For more information on

times, tickets, how to volunteer, or how to donate goods to the silent auction, please contact Isbell PTA President, Denise Holden, at bd6holden@sbcglobal.net



FISD has reserved Monday, April 9th to be the make-up day for instruction missed on Wed. January 17th due to ice.

Liberty High School Hosts Redhawk Rally

Mark your calendars!!! Liberty High School will host its first Redhawk Rally on February 5th from 6:30-8:00pm. Redhawk Rally is an interactive informational event where vital information will be shared. All parents are strongly encouraged to

attend! Among the programs for the night will be Parent Orientation for the Parents of the Class of 2011 (Freshman class of '07-08), Advanced Placement Seminar for Parents of AP/Pre AP students, a preview of NEW COURSES being offered for '07-08, and

an Academic Career Fair.



From the Book Club.....

The Other Boleyn Girl by Philippa Gregory: Sisterly rivalry is the basis of this fresh retelling of the story of Anne Boleyn. Anne, her sister Mary, and their brother George are all brought to the court of King Henry the VIII at a young age as pawns in their uncle's plan to advance the family fortune. Mary, (Anne's sister and story narrator) wins King Henry's favor when she is barely 14 years old. Her family orders her to become his mistress and during the

affair she gives him a daughter and a son. But her clever, scheming sister, Anne, is determined to be Queen of England. She displaces Mary as his lover and begins plotting to remove Queen Katherine from the throne.

Philippa Gregory brilliantly captures the glamour, danger, and intrigue of life in court, the love/hate relationship between the Boleyn sisters, and the toll their family's ambition takes on them all.

Gloria Naylor's *Bailey's Café* is about an American backstreet café with terrible food and a door that leads to nowhere. It's patrons are those that have been battered by the outside world and need a respite to heal or end their lives. At Bailey's, they can tell their unique stories in their own voices and perhaps find a temporary home in Eve's boarding house down the road. Amazing characterizations and lyrical writing make *Bailey's Café* a bestseller.



Want to join? Contact Glynis at glynis@chesterfamily.net

Entrance Redesign "Garden Party", and You're Invited!

The entrance re-design is going forward as planned this spring. Thank you to resident, John West, for donating his time and our design plan. The redesign will be a three step process. First, We will need to remove all of the plant material that is currently growing in all four of the entrance beds and the median on

Alstone. This will be done partially by our landscape company and partially by volunteer labor (your Board in action). The second step will be Mr. West coming in and moving sprinkler heads and preparing the beds for the new plants. The final step, installation of the new plants, will also be a volunteer opportunity. We'll be

having a "Garden Party"! Under the direction of Mr. West, we'll all be getting our hands dirty to help beautify Turnbridge Manor. This is where you come in. All residents are invited to come out and be a part of this great project. Because we are using volunteers, we'll save the HOA thousands of dollars in labor costs. I'll send

out an email blast with specific dates and times and would encourage everyone to grab your gardening gloves and shovel and join our Garden Party! If you are not on my TBM email list, but would like to participate, please email me at glynis@chesterfamily.net

♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥
♥ We would like to thank ♥
♥ all the ladies for the Turn- ♥
♥ bridge Cares dinners. ♥
♥ Every meal was wonderful ♥
♥ and we enjoyed them so ♥
♥ much. It really was a great ♥
♥ help for us when we ♥
♥ brought our baby home ♥
♥ and we truly appreciate ♥
♥ the effort and time they ♥
♥ took to do this for us. ♥
♥ Melissa & Chris Cox ♥
♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥♥

To All Pet Owners...

Pet waste is once again becoming a serious problem in our community. If you walk your dog, you are required to clean up after it. Most of the dog owners in TBM are very conscientious, but evidently not all. Leaving pet waste is not only a violation of HOA regulations,

but is illegal in the City of Frisco. If you are caught, you will be fined. If this problem continues to worsen, the Board may have to consider hiring a pet waste disposal company. These services are not inexpensive and while we have diligently tried to keep costs low, if we cannot

depend on homeowners to be responsible for their own animals, another solution will have to be found. Pet waste is not only unattractive, it is a health issue. Please, please clean up after your pets!

TURNBRIDGE MANOR
HOMEOWNERS ASSOCIATION

Striving to be
the best community in all of Frisco!

WE'RE ON THE WEB!!

WWW.TURNBRIDGEMANOR.COM

Professionally managed by

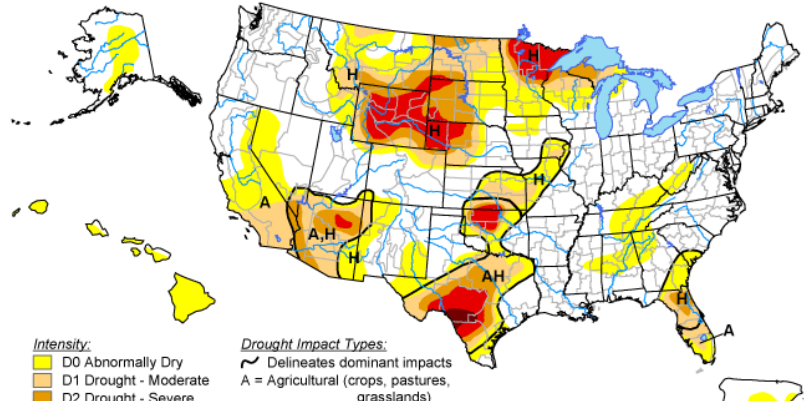
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U.S. Drought Monitor

January 16, 2007

Valid 7 a.m. EST



Intensity:

- D0 Abnormally Dry
- D1 Drought - Moderate
- D2 Drought - Severe
- D3 Drought - Extreme
- D4 Drought - Exceptional

Drought Impact Types:

- Delineates dominant impacts
- A = Agricultural (crops, pastures, grasslands)
- H = Hydrological (water)

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying text summary for forecast statements.

<http://drought.unl.edu/dm>



Released Thursday, January 18, 2007
Author: David Miskus, JAWF/CPC/NOAA

Frisco has gone from "exceptional" drought conditions in January 2006 to "moderate" drought conditions in January 2007.

Drought Conditions Improve in North Texas

In coordination with the North Texas Municipal Water District (NTMWD), Frisco initiated Stage 3 of the Drought Contingency Plan on June 6th, 2006. Under Stage 3, the city water-use reduction goal is 20%. Although we have reduced water usage on average and received some much needed rainfall in the last month, Lake Lavon is still 8 feet below normal level (up from 17 feet in Oct 2006). The NTMWD has indicated that without significant rainfall, Stage 4 restrictions may be implemented this summer when demand rises dramatically. To avoid this sce-

nario, we need conserve now in the winter months. The following are a few ways that you can help Frisco through this crisis:

- * Please refrain from irrigating dormant grass. Not only is such irrigation unnecessary for the grasses' survival, it is also consuming water that we may need this summer for household necessities.
- * Use soaker hoses instead of sprinklers to maintain foundation moisture.
- * Irrigate trees and flowerbeds by hand using water hoses instead of sprinklers
- * Don't water during or for several days after rain.

* Repair any leaky faucets or "running" toilets. You would be amazed at how much water is wasted through a slow leak.

- * When using sprinklers, make sure they are in good working order and are watering your flowers, not the sidewalk.

Although the rain we received this past month was a refreshing change, it did not solve our long term drought problem.

Together we can make it through this drought, and if everyone does their part we may not need to go to Stage 4 this summer.



Rain, rain, come and play!!