

Turnbridge Manor News

Turnbridge Manor Homeowners Association

Volume 4, Issue 3

July 2007

Community Improvements

We have been busy, busy, busy! You may have noticed the numerous upgrades taking place in Turnbridge Manor. In April, Our Beautification Committee did a great job removing the old plant material and installing new flowers and shrubs in our front entrance beds. Thank you to John West for the design and to our volunteers for all of their help. What an improvement in the overall look and feel!

Our community playground also received a much needed face lift and safety upgrade with the addition of new playground filler. As with many things, time and erosion had taken its toll and it was time for a refill. Now the playground looks great and is a much safer place to play.

In May and June, the upgrade to our entrances continued with the extension of the stone walls along Independence and matching board on board fencing at those corner properties. This improvement will give a more polished and uniform look to our community and increase drive-up appeal and property values.

The joys of maintaining a pool became apparent this spring with several leaks and broken pipes showing themselves. In addition to those repairs, locks and springs were replaced on the gates, new security lighting was added, a

new shower was installed and new pool sealant was added around both pools. Thank you so much Chad Lancaster and Bob Kingsbery for keeping up with minor repairs and saving the Association several hundred dollars in the process!



All of the wrought iron fencing along Independence was sandblasted and repainted. This is

routine maintenance, but is necessary every 4-5 years to prevent rust and further deterioration.

Finally, entrance lighting and electrical access is being installed at the Turnbridge Drive entrance to mirror that of the Alstone

Drive entrance. The lights will illuminate the Turnbridge Manor sign making it easier to find our neighborhood at night and also to make pedestrians more visible.

Some improvements may continue through the summer, and we thank you for your patience.

Inside this issue:

<i>Water Conservation— Water Restrictions Lifted</i>	2
<i>Frisco Police Department Update</i>	2
<i>New Drugs Threaten Our Children</i>	2
<i>Upcoming Events</i>	3
<i>121/Independence Development</i>	3
<i>Traffic Signal and Road Improvements</i>	3
<i>Meet Your Neighbors... The Fords!</i>	3
<i>FISD—Important Dates</i>	4
<i>Yard of the Month Winners!</i>	4

Reserved Pool Party Area

By popular request, our pool will have a reserved area for those residents that have reserved the pool for a party. The pool remains open to all residents even when a party has been reserved, and up until this year you took your chances as to whether or not

you would have a table on which to put your cake. The pool party area will be on the east side of the restrooms at the south end of the pool. A calendar with dates of reserved parties will be posted on the bulletin board at the pool entrance and if a party is sched-

uled, a green reserved sign will be affixed to a table in that area. If no party is reserved, that table is available for general use.

If you wish to reserve a party at the pool, please contact Premier Communities as they will keep the master calendar.

Water Conservation—Drought Restrictions Lifted

The City of Frisco has transitioned from modified Stage 3 water restrictions to its water conservation plan. The NTMWD lifted its stage 3 drought contingency plan on July 3rd declaring "The Drought is Over".

Frisco's Water Conservation Plan is in effect immediately. The City Council previously adopted this plan as a way to save water during the historically drier summer months. The water conservation plan is effective from June 1 through September 30 of each year. **While time-of-day restrictions still apply, water customers are not limited to watering on specific days of the week. However, the City encourages citizens to water their landscapes no more than twice a week**

And there's more good news! The city has two huge water projects coming on line this winter

that will provide more water rights and a new reservoir project that will help protect us in the future.

The City of Frisco's Water Conservation Plan includes these guidelines: No outdoor watering between the hours of 5 a.m. and 8 a.m., and between the hours of 10 a.m. and 6 p.m. No outdoor watering allowed during rainfall, or temperatures below 40 degrees Fahrenheit. No excessive watering that allows water runoff to paved areas or other water waste. Consistent rainfall has allowed area lakes to return, and in most cases, rise above normal elevations. Despite the recent, abundant rainfall, the City of Frisco encourages citizens to continue to use water wisely.

The city also instituted an ordinance in Nov. 2006 that required all new homes to be equipped with sprinkler systems with E.T.

technology. The E.T. systems monitor evapotranspiration and allow your sprinklers to work only when soil moisture is required. They will not run when it is raining, shortly after rain, in high winds, or in freezing temperatures. If owners of existing homes would like to retrofit their systems with an E.T. controller, the city will give them an exemption from watering day restrictions. You must buy an approved E.T. controller (you can get a list from the city), then upon installation verification and \$25 city registration, the city will give you a \$100 credit on your water bill and provide you with a sign to put in your flower bed showing that you are exempt from watering day restrictions. For additional information, please contact Melody Emadiazar at memadiazar@friscotexas.gov

Frisco Police Department update

In just this past year alone Auto Burglaries in Frisco have risen dramatically. For example, In December of 2006 there were 102 reported vehicle burglaries, up from 64 in December of 2005 – a 59.4% increase in one year's time.

These offenses occur during all hours of the day, affecting both residential and business areas. However, in most cases these vehicle burglaries have been crimes of opportunity and could have possibly been avoided if preventative measures were taken.

Here are some simple vehicle burglary prevention tips to follow that may help keep you, your family, or neighbors from becoming

a victim. These steps should be used whenever and wherever you park your vehicle, whether you are just "running in for a minute" or parking for the evening.

ALWAYS close your windows, lock your vehicle and garage doors - an open or unlocked window/garage door is an invitation to a criminal and an easy target.

Park in well lit areas close to the building - or if at home in the garage (always the best option).

If you must park in your driveway install floodlights- installed above your garage set on

a motion detector to illuminate your driveway.

ALWAYS remove loose valuables from your vehicle - including the garage door opener (if taken an easy way for a Burglar to gain entry into your home).

ALWAYS set your car alarm (if so equipped) and take note of any car alarms you hear going off in your vicinity.

Don't hesitate to call 911 to report suspicious persons - Police Officers cannot be everywhere, and count on citizens to be their "eyes" and "ears" and report suspicious activities.

New Drugs Threaten Our Children

There are some very scary things going on in the schools right now that all parents need to be aware of. First, there is a type of crystal meth being distributed in schools that looks and smells like strawberry pop-rocks. It has been found in many states including Texas. Kids, as young as elementary school age, are ingesting this drug thinking that it is candy and being rushed to the E.R. in dire condition. According to authorities, younger children are especially being targeted because they are the

"drug addicts of the future". Please inform your children about this and tell them not to accept candy that looks like this even from a friend. The street name for this new drug is "Strawberry Quick".

Another drug making it's rounds is a combination of black tar heroin and Tylenol PM known as "cheese". This drug has recently been in the local news because it has caused the deaths of nearly 20 teens in the Dallas area alone. "Cheese", mostly found in high schools

and middle schools is usually snorted through the nose, is highly addictive, and very dangerous. Parents need to be extremely vigilant because this poison can be bought for as little as \$10 per gram or \$2 per baggie or paper bindle. The paper bindles are especially easy to hide because they are so small. Symptoms of use include: Drowsiness, lethargy, euphoria, excessive thirst, disorientation, sleepiness and hunger, mood swings, flu symptoms, anxiety and agitation. Please talk to your kids.

Upcoming Events

Unfortunately, our annual Memorial Day picnic was cancelled due to continuous rain storms. But we still have some great events coming up!

- July 28th - School Supply Drive benefiting Frisco Family Services
- August 7 - National Night Out
- October 6th - Neighborhood Garage Sale
- October 27th - Fall Festival and Costume Parade

121/Independence development

I was recently contacted by the new developer of the N.E. corner of 121 and Independence. They would like to apply for a zoning change from Commercial C2 to Hwy. This change in zoning is to our benefit, because with the current zoning, a welding shop, car repair shop, or other heavy duty commercial business could go in there. They would also like to establish a small hotel, a sit down restaurant, an office building, a veterinary clinic, a couple of drive-thru restaurants, a retail center and a convenience store with gas pumps. The retail center would likely house your typical tenants, a donut shop, nail salon, sandwich shop, etc. I

did express my concerns about the gas station and drive-thru restaurants. I let them know that we are hoping for a more upscale feel to this center. They agreed that a gas station was not their first choice, that they would rather have a bank, but they haven't been able to find one that wanted the space. I will continue to try to negotiate sit down restaurants as opposed to drive-thrus, and anything but a gas station, but when it comes down to it they have to have renters and they have to agree. If it comes to the point where we need to contact the City Council, I will send out an email blast asking for your help.

Traffic Signal and Road Improvements

New completion dates have been released for many of the traffic signals and road improvements around Turnbridge Manor.

Traffic Signals

- Eldorado/Independence– spring of 2008
- Main St/Independence- summer 2007
- Rolater/Independence– summer 2007
- Custer/Rolater- August 2007

Road Construction

- 121/Ohio overpass– Completion in November 2007
- Main St. from Preston to Custer– Construction begins in early 2008 and will take 24 months.
- Independence from Main to Rolater (4 lane roadway)– August 2007
- Independence from Rolater to 121 (4 lane roadway)– February 2008

- Rolater from Coit to Independence (4 lane roadway)– Late 2007



Meet Your Neighbors... The Fords!

Greg and Nanci Ford and their four wonderful children, Cameron 10, Brendan 7, Melanie 5, and Zachary 3, joined the Turnbridge Manor community in March 2006. They moved to their Frisco home on Daneway from Oahu, Hawaii. Greg is an Industrial Engineer for Fed-Ex and Nanci is a full-time Mom. They both enjoy spending time outdoors and doing fun activities with their kids. They spend time at the pond, pool and playground frequently or you may see them riding

bikes, roller skating, riding scooters or taking family walks. One of their favorite local attractions is the Dallas Arboretum. Nanci is in one of our Ladies Bunco groups and looks forward to that fun night out each month. She is also involved with MOPS (Mothers Of Pre-Schoolers), and highly recommends that all mothers of preschoolers get involved with one of the great MOPS groups. She enjoys stamping, soap making, baking and photography. Can you ever really have enough

pictures? Probably not. Greg belongs to the neighborhood Men's Poker group and enjoys electronics, gadgets, aviation and deep sea fishing. The Fords have family from Virginia to Hawaii and enjoy traveling to see them all as often as they can. Their theme this summer is "Touring Texas" and they hope to discover as much as possible about this new state they call home. One of their biggest plans is to get to the coast and hit the beach. They have really missed the beach!!

Turnbridge Manor Homeowners Association



***Striving to be the best community
in all of Frisco!***

Premier Communities
2711 North Haskell, Suite 2650
Dallas, Texas 75204

Jeff Hampshire—Manager
Phone: 214-871-9700 ext.246
Fax: 214-871-0355

E-mail: jeff.hampshire@premiercommunities.net

We're on the Web!

www.turnbridgemanor.com

Frisco ISD

Isbell Elementary— 469-633-3400— Kindergarten-5th grade

New student registration: Mondays and Thursdays through Aug. 2nd from 10 to 6. Open enrollment begins on Aug. 7th. Call for an appointment.

Roach Middle School— 469-633-5000— 6th-8th grade

Aug. 6th- New Student Registration 8am-11:30am & 1pm-4pm

Aug. 17th— 6th grade training camp Noon-4pm

Aug. 21st— 7th grade schedule pick-up 8am-11:30am & 1pm-4pm

Aug. 22nd— 8th grade schedule pick-up 8am-11:30am & 1pm-4pm

Aug. 23rd— New student and parent orientation 7:00pm

Liberty High School— 469-633-5800— 9th-11th grade

New student registration by appointment only. Aug. 7th-14th 9-11:30am, and Aug. 16th from 1pm-8pm.

Schedule pick-up for returning students (yearbook and I.D. photos taken)-

Freshman— (Flight School) Aug. 15th 8am-Noon

Sophomores— Aug. 14th 1pm-4pm

Juniors— Aug. 13th 1pm-4pm

Centennial High School— 469-633-5600— 12th grade

New student registration by appointment only Aug. 6th-14th

Senior schedule pick-up (I.D. photos taken) Aug. 15th 1pm-4pm



May, June & July Yard of the Month Winners!



MAY

Nick and Cami Smith
14973 Turnbridge

JUNE

Pat and Cathy Ross
14593 Turnbridge



JULY

John and Una Chu
6238 Ryeworth

