



Turnbridge Manor News

Turnbridge Manor Holds Annual Meeting

On October 12th, 2006, the residents of Turnbridge Manor met for their Annual Meeting. Two items were voted on and overwhelmingly approved.

1. The quorum requirement to hold the Annual Meeting will now be 10% of the membership, or 49 household representatives.

2. A Community Garage Sale policy was instituted. Going forward, the HOA will host two garage sales each year (one in the spring and one in the fall) in which all residents are invited to participate. The HOA will also incur the cost for advertising for these two sales. Individuals will no longer be able to hold private sales.

Elections were held for one

Board Member position. The "at large" position is a 1 year term and will now be held by Chad Lancaster. Congratulations Chad and thank you to all of those who were willing to serve. Thanks also to Brent Fudala who held this position for the past year. The new Board consists of:

Glynis Chester– President

Bob Kingsbery– Vice Pres.

Gina Kern– Secretary

Scott Schmidt– Treasurer

Chad Lancaster– Member at Large

A financial overview was given by Scott Schmidt with a Q & A session following. Resident concerns such as the CC&R guidelines regarding parking on the street and the poor

condition of private lawns were brought up for discussion.

You will soon receive a letter from Premier Communities with the complete minutes from the meeting. As always, if you should have any questions, please call Premier at 214-871-9700.

KUDOS to TBM...

During neighborhood inspections over the last couple of months, it has been noted that very few trash can violations still exist. Residents have come up with some creative solutions to this problem and are to be applauded!! Thank You for taking the time to care about the appearance of our neighborhood.

Liberty High School Opens for Turnbridge Manor

Liberty High School, home of the Redhawks, opened this August to residents of Turnbridge Manor. LHS is the new feeder school from Roach Middle School for this community.

Already, the kids in TBM are busy with football, cheerleading, drill team, band, and other extra curricular activities.

High School students from Turnbridge Manor

will attend Liberty High School at it's permanent campus on Rolater between Independence and Custer beginning fall of 2007.

Fall Festival a Howling Success	2
National Night Out 2006	2
Crime Watch Alert: Stolen Mail....	3
Frisco Sign Ordinance Amended	3
What's Happening in Turnbridge?	4
Frisco News and Important Dates	4
Fall Festival– Faces of the Day	5



Boys and Ghouls Turn Out For Parade; Fall Festival is a Howling Success!!

You know autumn has arrived when all of the neighborhood ghosts and goblins come out to play. And play they did at the 3rd annual TBM costume parade and Fall Festival. The Social Committee and Festival Co-Chairmen Linda Roy and Dyann Freeman did an outstanding job with this event. We had another huge turnout for the parade, and our very first "float". Over 110 kids entered the costume contest and spent a wonderful afternoon playing games and eating cotton candy.

Immediately following the parade, was a Festival that offered something for just about everyone. There was a bounce house, inflatable

slide, and face painting for the kids, and a pumpkin carving contest, popcorn, cotton candy, and games for everyone. This year, a craft and "spooky walk" were added as well. The social committee hopes to add even more activities to the Fall Festival next year as this is quickly becoming our community's most popular event!



Pumpkin Carving winners:

Adult category—Don Roy, Brandon Kacir, and Morgan Chester

Child category— Laurel Glatch, Sisi, and Emmy Roy

Thank you to our judges!



National Night Out 2006

Congratulations!

A combined effort by the Crime Watch Committee and Social Committee resulted in another great event here in Turnbridge Manor.

Our National Night Out party had over 185 participants; more than



Photo taken by John F. Chapman

most other parties in our area. We had visitors from the Frisco Police Department and the Frisco Fire Department, as well as opportunities for the kids to see several emergency vehicles up close.

This was a great time for residents to get out and meet their neighbors in a laid back and relaxed setting. Many new homeowners were in attendance and a great time of swimming and socializing was had by all.

If you didn't make it this year, try to come out next year. You'll be glad you did.

Congratulations to the Kern family! Our HOA Board Secretary, Gina Kern, recently gave birth to a little bundle of joy named Caroline. Best wishes to Chris and Gina with the newest addition to their family and our neighborhood!



Crime Watch Alert: Stolen Mail Can Mean Stolen Identities!

From "Christa", a resident in Turnbridge Manor:

We just learned today that someone stole our mortgage payment from our mailbox (we believe) and created a counterfeit check (a duplicate of the check I had made out to our mortgage company). They were able to successfully cash this check at a Bank of America in Dallas. Although I can't prove that it was taken directly from our mailbox, it is still concerning enough for me to try to pass the warning along.

I just wanted to bring this to the neighborhood's attention, so that everyone can be a little cautious about their outgoing mail. I have filed a police report, as well as an incident report with the Post Office. To the extent anyone notices "unfamiliar" people looking in mailboxes, they should contact the Frisco police, as they are aware of the issue.

8/11/2006

The Frisco Police Department strongly advises against mailing checks from your home mailbox. If you must, do not

raise the "flag" to let everyone know you have outgoing mail.

Bob Kingsbery– HOA V.P.

From "Allen", a resident in Turnbridge Manor:

I would suggest that residents not leave their bills (or any other mail) in the mailbox to be picked up - for this very reason. We pay all out bills online - it's free, saves stamps, and prevents identity theft like experienced here. The bank pays most things electronically & those vendors it needs to send a check to - it sends a bank check with the bank's acct # not yours. It was a struggle to convince my wife to do this, but when the check law was passed last October that allowed any vendor to immediately cash your check with an image & then pitch your check - we felt the safest course was to do it online.

Frisco Sign Ordinance Amended

(October 27, 2006) Rules for posting signs in and throughout the City of Frisco have changed. Beginning today, October 27, the City of Frisco will begin enforcing its recently amended Sign Ordinance.

Civic signs are no longer allowed in right of ways throughout the City of Frisco. Other significant changes to the ordinance impact the placement of garage sale signs, Open House/ Realtor signs and city special event signs.

As a result of the ordinance changes, garage sale signs are now limited to a single sign located on the private property of the resident having the garage sale. Garage sale signs cannot be located off-site. Permits are not required; however, signs cannot be posted earlier than Thursday at noon and must be removed by 6 p.m. on the Sunday immediately following the sale.

To review a copy of the City of Frisco's Amended Sign Ordinance, go to:

http://www.friscotexas.gov/uploadedFiles/Departments/Planning_Development/Ordinances/SIGN_ORDINANCE_0610109_FINAL.pdf

Vandalism Alert– Now They Have Spray Paint!

Apparently our neighborhood vandals have gotten their hands on some spray paint. At least one home in TBM, possibly two, have been vandalized in this way. Please keep a sharp eye out for anything suspicious, and if you have any information about who is doing this, please

contact Premier Management or any Board Member. A picture is attached in the next frame.

We must all be vigilant to keep our neighborhood crime free.



What's Happening in Turnbridge?

We Have Swings!

In case you haven't heard, negotiations with the City and Parks and Recreation Department are complete and they have agreed to allocate the additional funds needed to add swings to Limestone Quarry Park.

Entrance Bed Re-designs are a go!

Thank you to John West, a TBM resident and landscape architect, for re-designing our entrance beds. We told him about our limited budget for this project and he came up with some wonderful solutions! As soon as the spring planting season begins, you will see lots of work going on. In order to keep costs

low, we are looking for volunteers to help with planting. If you are interested in our neighborhood garden party, just let me know. It's going to be a blast!
glynis@chesterfamily.net

Have you noticed?

The new fountain is up and running! It is really lovely and we have received many positive comments about it.

Did You Know?

Electric meters and outlets have been installed in the front entrance beds. Now we can install flood lights to illuminate our signs and twinkle lights during the holiday season.

New Community Managers?

You bet! Premier Communities is

transitioning to a team manager concept in order to improve communication and response time. Our new Managers will be Linda Bowman and Jeff Hampshire. Linda can be reached at 214-871-9700 ext. 238 or via email at linda.bowman@premiercommunities.net. Jeff can be reached at 214-871-9700 ext. 254 or you can reach him through email at jeff.hampshire@premiercommunities.net.

Self Storage facility?

I don't think so! The City got a huge response regarding this issue and has assured us that this will not be happening. But it's not over yet. The Board will be keeping a watchful eye as things develop and will keep you updated with information as we get it.

Frisco News and Important Dates

*The Preston road overpass is now complete.

*The widening of Independence to 4 lanes between 121 and Main street is set to begin November 2006.

***November 4th** is Frisco's city wide food drive. This food drive is to prepare the Frisco Family Services food pantry for the Thanksgiving and Christmas holidays. Please be generous.

***November 11th**, 10am, City of Frisco's Homecoming Parade! The Parade will begin on Main Street near Pizza Hut park and travel east on Main. Everyone is welcome to attend and businesses, schools, private organizations and sports teams are encouraged to participate. For more information, go to

www.friscoparade.com

*"Chunk Your Junk" city wide clean up will be held from 8am-noon on **November 18th** at the Public Works building at 11300 Research Road. Bring the following items for safe disposal, recycling or donation: Appliances, brush, batteries, carpet, cell phones, computers, exercise equipment, fax machines, fencing, furniture, household hazardous waste, metal, printers, tree limbs, old clothes and other items that you may wish to donate to charity.

*Truck Load Sale – Also Saturday, **November 18th** from 8am-noon, Frisco Public Works Building, 2 cubic ft bags of organic colored wood mulch on sale for \$2.25 per

bag. Available colors: red, brown, black. Wood is collected from Frisco green building sites and recycled into organic colored mulch by Consolidated Construction Recycling Services. Supplies are limited – so be sure to get here early!

***December 2nd** 6-9pm, downtown Frisco will be transformed for the 16th annual Merry Main Street event. Activities will take place in the City Hall Plaza and Frisco Square.

***December 9th**, 8am, Frisco's Frosty 5K, 1 Mile fun Run/Walk at the George A. Purefoy Municipal Center. For more information, go to www.friscofun.org

*The new Frisco Natatorium will be open Dec. 2006-Jan.2007.



Fall Festival
Faces of the Day

