

# Turnbridge Manor News

Turnbridge Manor HOA

INSIDE THIS ISSUE:

HOA Annual Meeting 2

Dinner Groups 2

Fall Festival 2

Parking Policy 2

Turnbridge Cares 3

Save Your Foundation... 3

ACC Requests 3

Landscape Committee 3

4

Free Your Trees 4

## MEMORIAL DAY POOL PARTY/PICNIC 2006

The 2006 Turnbridge Manor Memorial Day picnic and pool party was once again a fun and well attended event. The Social Committee, led by Event Coordinators Jenni Montes and Renee Brown, did a wonderful job providing a fun environment in which to mix & mingle. I, myself, met several new residents and got to visit with many people that I haven't seen since last year! The chicken dinner was great as were all the wonderful side dishes and desserts. I'm not sure how they did it, but the committee even managed to

organize a little rain for our parched common areas! Way to go!!

Thank you to Karen Bridges and all her hunky men for erecting our neighborhood tents to provide extra shade for the day. And a very special thank you to David Brown for his tribute to our nation's men and women in the armed services and for reminding us all why we celebrate Memorial Day.

If you missed the party this year, do try to come next year. You'll be glad you did.

"This was our family's first year to celebrate Memorial Day here at home, and I just wanted to say "thank you" to all those that worked so hard to make it an enjoyable gathering for our neighborhood! I know that everyone volunteered, and we just wanted to let you know that your efforts were appreciated!

Thanks again,  
Carlene & Kurt Knebel"

## NATIONAL NIGHT OUT EVENT ON AUGUST 1, 2006

Meet your neighbors and tell Crime to take a hike! Our annual National Night Out event will be held on Tuesday evening, August 1st, at the pool beginning at 7 pm. Drinks will be provided by

the HOA, and residents are asked to please bring a snack or dessert to share. Only finger foods please!

Policemen, firemen, and city personnel routinely visit us during our gathering, so

come on out and say hello. Of course, the pool will be open to help keep things cool, and you may want to bring chairs as seating is limited. See you then!



Ryan C. - 8 1/2 months old



## HOA ANNUAL MEETING 10/12/06

Turnbridge Manor's annual Homeowner Association meeting will be held on Thursday, October 12th, at Isbell elementary beginning at 7pm. A letter will be mailed to every homeowner in late Aug./early Sept. with information regarding Board nominations and voting topics.

Please plan to attend this important meeting as many issues will be discussed and

voted on. If you have any specific questions that you would like to be addressed by the Board, please submit them to our Community Manager, Leslie, at [leslie.mendoza@premiercommunities.net](mailto:leslie.mendoza@premiercommunities.net) or Glynis Chester at [glynis@chesterfamily.net](mailto:glynis@chesterfamily.net)

If you already know that you will be unable to attend, please complete the proxy form included in your letter and return it to Leslie so that

your vote will be counted.

There will be one open position on the Board of Directors. The "member at large" position is a one year term with full voting rights. Obligations include establishing and maintaining knowledge of TBM's governing documents and monthly management reports, attending monthly meetings, and representing the homeowners over personal interests.

### Need a Pool Key?

Send an email to: [amenities@premiercommunities.net](mailto:amenities@premiercommunities.net) with your name, home address, and community name (Turnbridge Manor), or call Leslie Mendoza at 214-871-9700 ext. 225 See you at the pool!

## DINNER GROUPS FORMING NOW

Dinner Groups are a great way to get to know other adults in the neighborhood! Whether you're married or single, like to try new restaurants or eat at home, want to get together every month or less often, there's a Dinner Group for you! It's all about connecting with other people in Turnbridge. If you're

interested in joining a TBM Dinner Group, contact Dinner Group Coordinator, Deidre Parish, at [deidre.parish@sbcglobal.net](mailto:deidre.parish@sbcglobal.net)



## PARKING POLICY

Please remember that the governing documents, Article 2, Section 2.2 (b) for Turnbridge Manor prohibit parking on the street. "All vehicles shall be parked, stored or placed so as not to be visible from any street, except for temporary parking in the driveway constructed on the lot. On-street parking shall be limited to temporary parking of guests or invitees of owners during parties, delivery of services, and similar limited (no more than twelve (12) hours) time periods.

Parking on the street not only violates the contract that every homeowner signed, but impedes emergency vehicles and creates unnecessary risk for kids and pedestrians.

Please help keep our community safe and attractive. Thank You.



Giant Fudala Spider leads the 2005 Costume Parade through Turnbridge Manor.

## 2006 FALL FESTIVAL- COMING SOON!

Turnbridge Manor's Fall Festival is coming soon! Have you planned your costume yet?! Another year, another chance to win the costume contest, get your face painted, or win a cake in the cake walk! Last year's

bounce house, and inflatable slide were a big hit with the kids while the adults competed in a pie baking contest and a chili cook-off! The Social Committee is working hard to make this year's Festival the best ever, so be



Even our smallest residents can't resist a parade!

"The Rappe and Davis families send our heartfelt thanks to each and every one of you for providing the wonderful dinners for our family this past week during Tammy's hospitalization and recovery. The variety of dinners were not only delicious, but well received and quickly devoured by all of us. It means so much to live in a neighborhood where people genuinely care and your thoughtfulness will always be remembered. In Christian Love-  
The Rappes and Davis's"

## TURNBRIDGE CARES

Turnbridge Cares is a group of ladies that are willing to make a meal and deliver it to a family here in Turnbridge Manor that have experienced something "dramatic" that would disrupt their family routine. This could be a birth, a death, a serious illness or a hospital stay.

What we need from you, is information! We are only a small group in a neighborhood of 448 homes. We

must depend on everyone in TBM to let us know when one of our neighbors is in need of assistance. If you discover that one of your neighbors could use a little help, just let us know because Turnbridge really does care. I can be reached at [glynis@chesterfamily.net](mailto:glynis@chesterfamily.net).

Also, if you would be willing to make the occasional meal, just let me know.

"I wanted to send a thank you from myself and my family for the WONDERFUL meals we received from the ladies in Turnbridge Cares. Everyone was so thoughtful and generous towards us during such a difficult time. We truly appreciated the great food and realized how blessed we are to be living in such a wonderful neighborhood. It meant a lot to us and we will never forget how kind you all were. Sincerely,  
Emily Lane

## SAVE YOUR FOUNDATION WITH SOAKER HOSES

1. Lay soaker hoses in a straight line along foundation, 12"-18" from the base of your house. The point is not to water the concrete or even the top soil but to soak into the underlying clay. The best results for foundation moisture are from 12"-18" away.
2. The Water District recommends 20-30 minutes of

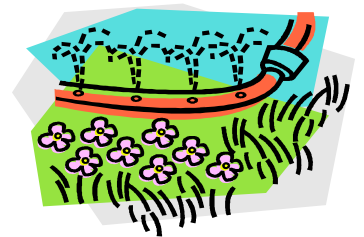
use. Run your soaker hoses manually the first time to see how long you need for your home. Check every 5 minutes for best results. If water starts running down your incline or pooling up at all, they have been on too long.

3. Once properly soaked, your foundation should stay moist for about two weeks,

but just to be safe, you can run your soaker hoses once a week without a problem.

4. The Water District has recently launched a program called "Annual Irrigation Audit". You can have an irrigation specialist come out and inspect your landscape and help you set your sprinkler system and soaker hoses to best suit your specific

needs. The service is free, just call 972-335-5520 or email David Hylton at [dhylton@friscotexas.gov](mailto:dhylton@friscotexas.gov) to make an appointment.



## ACC REQUESTS

I receive many questions regarding when an ACC Request is needed. According to our documents, any structure or permanent improvement on the exterior of the residence or lot needs an approval from the Architectural Control Committee. This includes (but is not limited to) painting of the house or door, stain and construction of fences, playground equipment, outdoor lighting, flowerbed planters, yard art, etc.

## LANDSCAPE COMMITTEE

A few residents have expressed an interest in starting a landscape committee. This committee would assist the Board with foliage suggestions and help with seasonal plantings and decorations in the entrance beds. Members of this committee would also initiate a "yard of the month" contest to encourage residents to keep their property in tip top shape. If this sounds like the group for you, please contact me at [glynis@chesterfamily.net](mailto:glynis@chesterfamily.net)

## Turnbridge Manor HOA

Striving to be the best place to live in all of Frisco!

We're on the Web!  
[www.turnbridgemanor.com](http://www.turnbridgemanor.com)

  
Professionally managed  
by Premier Communities

Premier Communities  
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## POOL PARTY POLICIES

In order to hold a pool party a Resident must call Renee Brown at 972-396-1931 and reserve a two hour time slot.

- Maximum number of guests for a party is 15 non-residents.
- The Resident having a party must be present at the party. If young children are invited we recommend that you have two adults present.
- Resident and guests must be courteous to other home owners using the pool at the time of your party.
- Resident must watch for excessive rough housing.
- The Resident holding the party will be responsible for any damages.
- Two hours is the maximum length of parties.
- Resident holding a party must clean up any food or garbage, and hose off the area after the party, no glass bottles!
- Residents must submit a \$50.00 deposit to Renee Brown and if the area is cleaned and hosed down appropriately it will be returned after the party.
- Hours: The pool is available for parties any day of the week between 9:00 am and 10:00 pm
- A resident is defined as a person that lives in Turnbridge Manor.
- Remember if you have more than 4 guests it constitutes a party.

## FREE YOUR TREES...AND FERTILIZE THEM

When you move into your new home, the wires and stakes supporting the trees in your front lawn can be removed. They were put there to hold the newly planted tree in place while it established roots. After three or four months the tree isn't going anywhere and the wind isn't going to blow it over. Go ahead and remove the stakes and wires to let your trees grow free.

Your trees need to be fertilized at least once a year. The easiest way to do this is use a steel rod, such as a four-foot

piece of re-bar. Push or hammer it straight down into the ground about two feet away from the trunk of the tree. Go down as far as possible—two to three feet deep—and fill the hole with regular lawn fertilizer (DO NOT USE FERTILIZER WITH WEED KILLER, AKA WEED & FEED). Make four of these holes around each tree and fill them with fertilizer. This will put the fertilizer at the roots of the tree and make them grow faster.

Newly planted trees need to be watered once a week, but established trees have roots

to the water table and don't need watering.

