**The Preserve at Mayfield Ranch T E A M Newsletter**

**Together Everyone Achieves More**

Greetings Homeowner,

The HOA Board is delighted to serve The Preserve community and be assured we will be working in everyone’s best interest for the next year.

**Board Election**

On May 2, at 3pm, we had our first board meeting at Associa’s office and the first item was to elect officers for our HOA Board. The new officers are:

 President – Helen Tate

 Vice President – Rex Henry

 Secretary – Nitin Kumar

 Treasurer – Tarun Singhal

 Director – Dick Peterson

Quite a few topics were discussed which we have started working on. To keep you updated the following are the current items the Board is working on:

**Gates**

1) HOA is covered under General Property Casualty insurance which will cover the repairs to the gate.

2) Associa has contacted to insurance company to file a claim and is checking to see what would be paid by them after our deductible.  After receiving this information, we will do a thorough cost benefit analysis and evaluate our best approach going forward. We need to decide what our options are - repairing existing gates or install new gates.

3) The side walk gate is also having an issue and insurance adjuster will also review this at the same time.

4) As an immediate next step to fix the gate, we had an Associa employee remove alternate wooden slats from the gates to allow the wind to pass through the slats without pushing the heavy gate out and which could cause an unfortunate accident.

5) We are checking to see if our gates can be opened in both directions at the same time to allow more space for larger vehicles. Do not enter an exit gate as the timer may close the gate on your vehicle.

6) We have appointed an Ad-hoc Gate committee including some of our homeowners (who are engineers) to evaluate future options on optimal solutions.

**Pool**

1) We have directed Associa’s staff to get the Pool facilities cleaned up for the beginning of the summer season.

2) We have also requested Associa to contact their Pool Cleaning Company to get a quote on additional services i.e. twice a week cleaning in summer instead of once a week. In consideration of upcoming peak summer usage, this is very important to the board from hygiene perspective. The extra cleaning will cost us $700 in total for 5 months, and we have budgeted some additional monies to have the pool cleaned twice a week for peak season.  We will go back to once a week in off season.

3) For safety/security purposes we are having Pool Rules printed out on a metal sheets to post on both the front gate & back gate, We request all home owners to follow these rules to be safe & secure. No child under the age of 17 will be allowed in the pool without a parent or guardian.

**Communication**

1) HOA board **will NOT** use Facebook or Nextdoor to communicate official board communications.

2) We understand the importance of timely communication and we have a great news for you.  We have taken over the ownership of domain name, **“www.preserveatmayfieldranch.com”** for our HOA.  This will be our communication vehicle for important updates.  For convenience purposes, we will be uploading ACC forms, ACC guidelines, By-laws, and our official **TEAM** **Newsletter** on this site as well.

3) First newsletter will be sent via US postal mail with a request from homeowners to provide email addresses for future updates. Please send your email details to ahcinfo@associa.us **. It is very important for us to keep everyone updated quickly and saves time and money.**

**HOA Board meeting events**

1) Board will hold a regular monthly meetings on every 1st Tuesday of each month between 4:00 PM – 6:00 PM.

2) The **SouthStar Bank** has graciously agreed to provide us a conference room at the bank where we will hold our monthly board meetings. The bank is across 1431 & Sendero Springs.

3) First 30 minutes will be available for our homeowners to raise their questions/concerns.

4) For remainder of the meeting, you are welcome to sit and watch without interruption, until we go into Executive Session

**Architecture Control Committee**

1) Spring has arrived and yards should be mowed and weeds removed. There will be a 30 day moratorium given to homeowners to fix their yards and weeds. No fines or notices would be sent during this period.

2) Board has created a document of landscape changes please make yourself familiar with this document. (See document at end of Newsletter).

3) Homeowners would be reminded to submit ACC request for approval. Without proper ACC approval documented in the system, none of the requests will be considered approved.

4) Associa will inspect the community twice a month for any violations and would send appropriate notices.

5) The Board would not engage in recording any violations, unless reported by another homeowner.  In each case, homeowner will be redirected to file the violation directly with Associa.

**Landscape**

1) Landscape contract with new company is already in effect and it has started to work on the property May 1st.

2) Every Thursday they will be coming in to do the landscaping. They will make few upgrades to some of our landscape when necessary to keep it looking good. Contract is thru April 2018.

**Sign Boards for Homes to be Sold or Leased**

1) The board is having new sign boards made - 3 for Lease and 3 for Home sales which once made will be available to be used by the realtor to place in the homeowners front yard. This allows for consistency and maintaining visual appeal of our community.

2) We have also discussed sign boards marking the house numbers on streets to help better navigate our streets for visitors. Discussion has started on how to implement them. Please watch for future updates.

**Yard of the Month**

We all want our community to look its best and we as a **TEAM** will work hard to make it happen! Moving forward a committee for Yard of the Month will review yards the first of each month & will place the ‘CUTE SIGN” in the winner’s yard. The first Yard of the Month will be judged the first week in June.  We also plan to judge best decorations for holidays.

**Committees**

Last but not the least we all need to get involved in making The Preserve a special place for us to live so please volunteer to join one of the below committees that you are interested in:

1. Social/Calendar Committee
2. Landscape/Garden Committee
3. Gates/Safety Committee
4. Welcome Committee

Please send an email to Associa (**ahcinformation@associa.us)** or reach out to a board member in person if you want to be on a committee.

**Points to be taken up with Builder**

The board met and decided we are going to ask our attorney to send an official letter to the builder to check status on for below pending items:

1. Repainting Fire Lane curb signs
2. Restoration of walking trail
3. Security concerns around absences of lighted paths in Phase 4 & 5
4. Drain ponds are not up to code. Needs restoration ($35K cost is estimated for this)
5. Gates issues – poor architecture & design
6. Road conditions – (cracks & patches)
7. Provide convex mirrors around gates to avoid collision

The city has approved Phase 1, 2 and 3, but Phase 4 and 5 are not yet approved and we have started our communication with Round Rock city officials to look at above points which builder should have taken care of before City signs off on documents.

**The Preserve at Mayfield Ranch**

**May 15, 2017**