



LAWLER PARK

A PUBLICATION OF THE LAWLER PARK HOMEOWNERS ASSOCIATION, INC. | FALL 2014



Street Parking

Does this look familiar on your street? With more and more cars being parked on the street, the streets are beginning to resemble a parking lot instead of the Homeowner community that you chose to call home.

Please respect the appearance of your home, as well as your neighbor's, and park in your garage or driveway. ■

Get Connected!

FirstService Residential hosts a website for your community at texas.fsrconnect.com/LawlerPark.

On this site, you can:

- Check your balance,
- View the community calendar,
- Send a message to the association manager, and
- Access community forms and documents.

To log in, enter your email address and password in the box on the left side of the screen and click the "login" button. If you have not previously registered to use the site, please contact Association Manager Peter Martinez at 214.451.5429 or by email at Peter.Martinez@fsresidential.com for a registration code. ■

Scoop The Poop

Cleaning up pet waste is probably not at the top of our "favorite things to do" list. But, it is required by City ordinance and it keeps Lawler Park clean, attractive, and maintains property values. Please do not share your dogs "gifts" with your neighbors. ■



Hello Lawler Park Homeowners!

MANAGER'S BLOCK

I'm Peter Martinez, your new Association Manager at Lawler Park. I have already had the pleasure of meeting some residents, and look forward to meeting the rest of the community.

I am your point of contact for any issues concerning violations, community concerns and common area maintenance. Of course, you are always welcome to contact me for any issue, and I will assist you as best I can.

I have a strong commitment to customer service and I feel it is my responsibility to care about your community as much as you do. My first order of business has been to make sure the lines of communication are open, so I am proud to introduce you all to Lawler Park's first newsletter! As well, having a web presence is equally important. I invite Homeowners to check out their new community website at LawlerParkHOA.com.

My direct line and email are here in the newsletter. Please feel free to contact me at any time.

— Peter Martinez
Association Manager



“Christmas waves a magic wand over this world, and behold, everything is softer and more beautiful.”

— NORMAN VINCENT PEALE



Reporting Emergencies

After regular business hours, our management company has a very efficient emergency response system in place in order to respond to appropriate emergencies, which are situations that can cause the damage of property.

If your neighbor's dog is barking at 3 a.m., for example, call or attempt to communicate with the neighbor directly, or as a last resort, contact the local police. Either way, it is more likely the disturbance will receive immediate attention than if you called the management company. The best way for this kind of a situation to be handled—in the long term—is for you and your other affected neighbors to report it in writing addressed to the Board of Directors, in care of management.

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Prowlers and vandals are best handled by the local law enforcement officials. That is not to say that the Board or management does not want to know about this activity. They do, in order to monitor the community. But, the quickest, most effective response and enforcement will come from the Police or Sheriff's Department.

However, if a broken common area sprinkler or irrigation timer is threatening property, the management company should be notified so that the landscape contractor can be called to resolve the problem.

A rule of thumb to remember when determining whether or not to call the management company after-hours is that if the property-threatening situation can be addressed by one of the Association's contractors, and, if not reported immediately, will cause personal or property damage, then call. After hours on-call personnel will be notified and the situation addressed.

Remember, our Board of Directors and management depend upon the eyes and ears of the community to make sure that all of the community's needs are met. Please don't hesitate to contact management during normal business hours with any questions you may have about the after-hours policy. ■



Email Address Home Improvement

Do you have an email address with us on file? If not, please contact us so that we may continue our commitment of lowering expenses.



By providing us your email address, we will be able to provide you timely information, reduce costs, and keep you informed.

We PROMISE, we will not give out homeowner email addresses to anyone and all correspondence will be sent to an account name that does not divulge your address.

Furthermore, only a Board member or association manager/management company will be allowed to email the Lawler Park Homeowners list. ■

Did you know that any alterations made to the exterior of your home need to be approved by the Architectural Control Committee (ACC) before construction begins? According to Article VII of the Declaration, all requests for improvements should be submitted in writing to the ACC for review.

This approval process applies to all modifications to the exterior of your home, including, but not limited to fence treatments, pools, patio covers, home additions, gazebos, storage buildings, satellite dishes, exterior painting, etc. To request approval, complete a Modification Request form with a description of the improvement and submit drawings or diagrams for illustration. Please include building materials, the size of the structure or improvement, applicable paint or stain colors, drainage alterations, equipment placement (for pools), etc.

The ACC will send you a written response after reviewing the application with thirty (30) days. If you have already started or completed a modification, the association documents require that you apply for approval. For more information, contact Association Manager Peter Martinez at 214.451.5429 or at Peter.Martinez@fsresidential.com. ■

Speeding in School Zones

There have been numerous complaints about poor driving habits within the community and primarily in the school zone.

Please be aware the speed limit within the school zone is 20 mph. As well, please follow the Rules of the Road and come to a complete stop at every stop sign. Care should also be taken to drive slowly when your neighbors, especially our children, are out playing and/or walking.

Although speed bumps are costly to install and maintain, if problems with careless driving persist, the Association may need to take them into serious consideration. ■



We have begun to establish committees in Lawler Park, but we are still in need of many volunteers. Help shape the future of YOUR neighborhood!

Why volunteer?

You have a vested interest in your investment. By becoming involved in your community association, you can take an active role in maintaining property values and ensuring your community's quality of living. Serving also allows you to get out and socialize and network with your neighbors. It can even be fun!

How do I sign up?

To sign up, call Association Manager Peter Martinez at 214.451.5429 or email him at Peter.Martinez@fsresidential.com

Timely Tips for Gardeners from Calloway's or Cornelius' Nursery

This is the perfect time to plant bulbs for Spring, they should be in the ground before the first frost and planted while the soil is still easy to work with.

Some of the most popular bulbs are tulips, hyacinth and daffodils. Iris, daylilies and gladiolas should also be planted at this time of year, although they are not "true" bulbs, but; rhizomes, tubers and corms, respectively. Yet all of these, like bulbs, require the cooler soil of winter to generate healthy new growth in spring.

Transform your landscape with the addition of fresh, colorful blooms! Pansies are by far the most popular Winter flower. The 'Matrix' Pansy has been outstanding for our Texas weather. It will not "stretch" during bouts of warm temperatures and is bred to grow out, not up. This compact grower offers shorter stems to support large colorful blooms.

Dianthus (also known as "Pinks"), Snapdragons, Cyclamen, Violas and the fragrant Alyssum are also good choices for cold tolerant annuals. Ornamental Cabbage and Kale provide interesting texture in the landscape, as well as color. For best effect, limit your planting to two or three colors per bed.

The key to growing beautiful annual flowers is soil preparation. Work Calloway's Flowerbed Mix into the soil, or organic compost, to a depth of 6" to 8". Adding Calloway's Flower Food to the soil at the time of planting will provide the extra nutrients for growth and blooms. Remember to add 2 to 3 inches of mulch to all beds to reduce moisture loss, prevent weeds from germinating and to insulate the soil from the cold.

These same annuals can be used in patio containers. Fill your container with fresh potting soil and plant food. Keep them watered as necessary and remove faded flow-



"Pansies are by far the most popular Winter flower. The 'Matrix' Pansy has been outstanding for our Texas weather."

ers to encourage repeat blooming. If want beautiful Bluebonnets in the Spring, sow the seed in early November!

Please remember the birds. Texas is a haven for birds. No other state in the United States has more species within its boundaries. There are currently over 620 species documented in Texas, which is almost 75 percent of all bird species recorded in the continental United States. To attract the widest variety of wild birds, you should consider placing a wide variety of bird feeders and food around your yard. Probably one of the single most important elements to include is water. ■



A Homeowners Association (HOA) is comprised of two or more homeowners who belong to a mandatory membership organization for the maintenance of commonly owned real estate and improvements and regulations of privately owned property in a given area.

New community developments are often required to form a nonprofit corporation charged with maintaining common areas within the development. These are commonly called HOAs.

HOAs typically are responsible for managing community finances and their board's direction and enforcing the guidelines in their covenants, conditions, and restrictions (CC&Rs). Collecting unpaid assessments, enforcing the Association's governing documents, handling disputes and dealing with contractors are just a few of the issues HOAs face daily.

What are Association Bylaws?

Associations use what are called Bylaws — the guidelines for the operation of the HOA. The Bylaws define the duties of the various offices of the Board of Directors (BOD), the terms of the Directors, the membership's voting rights, required meetings and notices of meetings, and the principal office of the association, as well as other specific items that are necessary to run the HOA as a business.

Can a HOA require assessment fees?

HOAs can assess mandatory fees for common property maintenance.

CC&Rs

CC&Rs usually refers to a written recorded declaration which sets forth certain covenants, conditions, restrictions, rules, or regulations established by a HOA to create uniformity of buildings and use within tracts of land or groups of lots. ■

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Resale & Refinance Certificates
888.679.2500
WWW.FSRESIDENTIAL.COM/RESALE.HTML

After Hours Property Emergency Number
877.378.2388



Creamy Hot Cocoa

—Recipe by Jeanie Bean, AllRecipes.com

"It's old fashioned, it's comforting, it makes the kitchen smell wonderful and it's good for the soul."



INGREDIENTS

Makes 4 servings
1/3 cup unsweetened cocoa powder
3/4 cup white sugar
1 pinch salt
1/3 cup boiling water
3 1/2 cups milk
3/4 teaspoon vanilla extract
1/2 cup half-and-half cream

DIRECTIONS

Combine the cocoa, sugar, and pinch of salt in a saucepan. Blend in the boiling water. Bring this mixture to an easy boil while you stir. Simmer and stir for about 2 minutes—watch that it doesn't scorch. Stir in milk and heat until very hot, but do not boil! Remove from heat and add vanilla. Divide between 4 mugs. Add the cream to the mugs of cocoa to cool it to drinking temperature. Top with chocolate powder or sprinkles.

