



Fall Informational Newsletter

October 2023

Flagstone Creek Estates Homeowners Association, Inc.

Dear Resident,

As a homeowner in Flagstone Creek Estates, you are automatically a member of the Homeowners Association. Some of the advantages of HOA community living include maintenance of common areas and features, enhanced property values, and the enforcement of protective standards for the benefit of all homeowners.

Below you will see links to your community's Articles of Incorporation, By-Laws, and the Declaration of Covenants, Conditions, and Restrictions (also known as CC&Rs or deed restrictions), a Committee Interest Form, and an ARC Modification Request Form. The CC&Rs will provide a full description of the governing documents, rules, and regulations of Flagstone Creek Estates. The Committee Interest Form details a list of committees currently active in Flagstone Creek Estates and lets you know how to become involved. Last, a completed ARC Modification Request Form is required prior to making any exterior modifications to your home or lot. If you would like to obtain a printed copy of the CC&Rs, please email your request to bod@flagstonecreek.org. Your HOA Association account will be invoiced a service fee of \$20, due February 1st of the next Assessment invoice.

Resolutions for Policies Adopted By the Association (Date Adopted)

Each of the following Resolutions are available on our website or upon request by emailing BOD@flagstonecreek.org

- Flagstone Creek Estates - Bank Signatory Document (Oct 19)
- Flagstone Creek Estates - Collection Policy for Assessments, Fees & Fines (Nov 20)
 - Form Notice of Delinquency (Nov 20)
 - Form Alternate Payment Plan Agreement (Nov 20)
- Flagstone Creek Estates - Property Leasing Restrictions & Addendum (Apr 23)
 - Form Notice of Intent to Lease (Apr 23)
- Flagstone Creek Estates - Property Title Transfer Requirements Document (Nov 20)

Others to be archived TBD...



Helpful Links and Information regarding your community:

- Electric:** Oncor Electric Delivery 888.313.4747
Register for Oncor alerts – text REG to 66267
To report a power outage online <https://www.oncor.com>
or non-functional streetlight: <https://www.oncorstreetlight.com>
- Gas:** Atmos Energy 888.286.6700 or <http://www.atmosenergy.com>
To report a potential gas leak indoors or outdoors: 866.322.8667
- Water/Garbage:** City of Rockwall 972.771.7736
<http://www.rockwall.com/utilitybilling.asp>
Garbage Collection – Tuesday/Friday
Recycling – Tuesday

City of Rockwall <http://www.rockwall.com>

City Ordinances:
http://library.municode.com/tx/rockwall/codes/code_of_ordinances

Neighborhood Improvement Services:
http://www.rockwall.com/documents/NIS/NIS_faqs.pdf

City Code Complaints:



Scan the code to submit your complaint on a mobile device or click the link below:
[Submit a complaint via web browser](#)



Link to CC&Rs: <http://www.flagstonecreek.org/hoa.html>

Link to By-Laws: <http://flagstonecreek.org/docs/Bylaws.pdf>

Link to ARC Request for Improvement Modification Form:
<http://flagstonecreek.org/docs/ARC%20Modification%20Form.pdf>

HOA Management: Flagstone Creek Estates Board of Directors
Email: bod@flagstonecreek.org Website: www.flagstonecreek.org

January 9	July 10
January 23	July 24
February 13	August 14
February 27	August 28
March 13	September 11
March 27	September 25
April 10	October 9
April 24	October 23
May 8	November 13
May 22	November 27
June 12	December 11
June 26	December 25

For Household Hazardous Waste Collection go to www.hhwsolutions.com for curbside pickup

We suggest placing bulk items at the **FRONT CURB** no sooner than the Saturday before the above dates. Items must be out by **7AM on the above Mondays. YOUR BULK ITEMS WILL BE PICKED UP SOMETIME DURING THE SCHEDULED WEEK.**
972-771-7736



COMMUNICATION to Members

Email, Facebook, Nextdoor, dot-coms - they're all important. But what channels will help you communicate and learn about your HOA?

Newsletters

What is it? An e-mail digest of useful event information, neighborhood updates, contact information, and HOA management team. It arrives by email periodically as necessary.

How do I get it? Send the BOD an email bod@flagstonecreek.org, and request to be added to the distribution list

Facebook.com

What is it? HOA members pass along Flagstone Creek Estates news & event information and updates from the City of Rockwall and Rockwall County.

How do I get it? Search for "Flagstone Creek Estates" on **Facebook.com**. Since this is a private page, you will need to request membership by providing the homeowner's name and address. <https://www.facebook.com/groups/flagstonecreek>

FlagstoneCreek.org

What is it? This is the official website for the community, updated and maintained by the Webmaster on the Board of Directors. This is where you can download forms for an Architectural Review Committee Request as well as copies of the HOA governing documents

How do I get it? Visit the webpage on either your home computer, tablet, or phone.

Nextdoor

What is it? Nextdoor is a free hyper-local private social network for you, your neighbors, and your community. It's an easy way for residents in your neighborhood to communicate online, talk about community issues, find lost pets and more.

How do I get it? Download the Nextdoor app and input your address. Nextdoor only allows people who live in their specific communities to be connected to each other. Folks living in different zip codes - sometimes even in other neighborhoods - cannot see what's being posted and talked about in your community.



FREQUENTLY ASKED QUESTIONS

What is a homeowner's association?

Homeowners Associations, or HOA's, are part of an overall concept of residential property ownership. For those developments that have established an HOA, the purchase of a home or lot brings with it membership in the association which provides the structure for operation and management of the residential community concept. Membership includes certain mandatory obligations, financial responsibilities, and rules of the association. These obligations and requirements are overseen by the state and the governing documents or changes to resolutions of these (CCR's and HOA By-Laws) are maintained on file with the Rockwall County Clerk.

What is the overall purpose of the HOA?

The community association serves to provide a central starting point to set the standards for how we best preserve, protect and instill a sense of pride in our properties through oversight of our covenants and restrictions.

What is the purpose of the governing documents?

The purpose of a community association's governing documents is to provide the standards for maintenance, structure, and operation of the community. The documents should:

- Define the rights and obligations of both the association and its owners
- Create a binding relationship between each owner and the association
- Establish the mechanisms for governing and funding the association's operations
- Set forth rules and standards for the:
 - Protection of both owners and the community
 - Enhancement of property values
 - Promotion of harmonious living

What do my dues cover?

All community associations have fees or dues (assessments) that must be paid to the association. Dues are paid annually and cover costs such as:

- Landscape and maintenance of common areas
- HOA professional services
- Insurance



How can I pay my annual assessments?

Assessments are due on February 1st and are considered delinquent March 1st of each year. Currently the amount is \$400. Look for your invoices to be dropped in your mailbox around the end of the year. Most banks offer bill payment where the bank will mail a check for you. We inquired about adding Zelle as an alternative, but our community bank does not offer that. Dues can be paid by check, cashier's check, or money order and dropped in the stone mailbox at the trailhead on Pebble Creek or mailed to:

***Flagstone Creek Estates
785 Pebble Creek Lane
Rockwall, TX 75032***

What doesn't the HOA do?

Your HOA team is there to serve the residents. However, it cannot resolve domestic disputes or disagreements between neighbors, act as a substitute for police or law enforcement, supply security services or attempt to control county or city services.

What is the CC&R's?

The Covenants, Conditions & Restrictions are guidelines that were established to ensure a level of design consistency and help establish an overall character for the community. All Property Homeowners are required to familiarize themselves with these documents and receive the necessary review and approvals to comply with the terms of the CC&R's in the event you wish to make any changes or improvements to the exterior of your home or lot. Builders are typically responsible for initial construction.

What is the role of the Board of Directors?

The board manages the community. The role and scope of authority of the board may be broad or specific, depending on the association's governing documents and the law. Examples of the powers granted by the governing documents and state law to the board include:

- The authority to set goals, standards, and policies for the association
 - Enforcing the governing documents
 - Maintaining the property
 - Maintaining the association's financial stability
 - Purchasing adequate insurance
 - Entering contracts for services
 - Creating and supervising committees
 - Conducting annual meetings and board meetings
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***Flagstone Creek Estates Homeowners Association, Inc.
785 Pebble Creek Lane
Rockwall, TX 75032***



Why do we need a Board of Directors ?

Work to establish financial preparation, collections, administrative, record keeping, transfer and resale certificates, governing document compliance, common area maintenance, committee development, newsletter preparation, and more.

What is my role as a homeowner and member of the HOA?

Members of the homeowner's association have two responsibilities, one to their individually owned property and one to the association and community concept. Apathy by individual members can render the association ineffective and can destroy the community concept. To maintain the quality of life that accompanies a well-maintained residential community, each individual member must do his or her part. The success of the homeowner's association will depend on how well each member meets and keeps the responsibilities that are established by the covenants creating the overall community concept.

How do I go about replacing my fence?

An ARC request is necessary for fence replacement. Shared fences in the community are viewed as party structures, meaning the cost of replacement is to be divided evenly among those homeowners who share the fence. Please find link to Modification Request. Full fence replacement requires this document to be completed and returned for review prior to initiating work on the premises. Although the community governing documents allow for a period of up to 10 days to complete review, the average review period takes approximately 7 to 10 days once all necessary information has been submitted. In addition, a separate fence permit from the City of Rockwall will need to be obtained if you replace more than 60% of the total linear footage of your fence. Fences of up to 8' in height are permitted. Wrought iron fencing is acceptable on non-shared fences where it faces a greenbelt or water feature.

What if I have a shared fence that must be replaced?

Beginning 2023, the BOD will propose that new fence installations mandate that the applicant include signatures from adjoining property owners to ensure agreement on the scope of work to be performed, including fence height, materials, location, color.

Can I have a garage sale?

CC&R's do not address this issue for residents. The BOD currently yields to the city's ordinance for garage sales. Signage for garage sales is controlled by the association and are covered in our CC&R's.



What type of tree can I plant as a replacement in my front yard?

The minimum tree size for all new trees is 3.0 caliper inches. The trees which are on the approved species list include the following:

Cedar Elm	Live Oak	Shumard Red Oak	Chinquapin Oak
Bur Oak	Pecan	Chinese Pistachio	Southern Magnolia

This list has been limited due to the number of tree species that have fallen victim to specific diseases over the past several years. If you have a specific tree not on the approved list, feel free to ask the ARC. Many residents have inquired if Crape Myrtles can be used to satisfy the tree requirements, and unfortunately these are ornamental. As such Crape Myrtles may not be counted toward the minimum landscaping covenants.

What are the requirements for installing a storage shed in my backyard?

REQUIRED REQUEST FOR MODIFICATION MUST BE SUBMITTED

max height 12' and 240 square feet size

If shingled, shingles must match residence in both color and material composition

If painted, paint must match the primary (field) paint in use on the residence

Structure must respect 20' rear and side yard setbacks and requires a poured concrete foundation, and possibly a separate accessory structure permit and anchoring system - contact the City of Rockwall for additional details

There is a car parked in front of my house. What can the HOA do to resolve this?

Many residents believe the street in front of their home is an extension of their property. However, all streets in Flagstone Creek Estates are public right of ways, meaning that vehicles may be freely operated and parked by any resident, guest or business providing service to a homeowner. With that said, the HOA does have various restrictions on specific types of vehicles, of which one would be an inoperable or disabled vehicle.

If the vehicles contain expired inspection/registration stickers, the HOA would be able to step in and consider it an inoperable vehicle. Because this is a vehicular matter located within the public right of way, which falls within Rockwall DPS's jurisdiction, that department may be able to more promptly respond than the HOA is able. The Rockwall DPS non-emergency line is 972-771-7717.

If I want to submit a question for the Board of Directors meeting, how do I do so?

Questions can be emailed to bod@flagstonecreek.org and will be added to the agenda for periodic board meetings.



Board of Directors

David Nelson, President

Jeff Lowe, Director/Webmaster

Brad Blair, Director

Randy Shaul, Director

Jami Schwartz, Treasurer

Burney Baskett, ARC