

# Flagstone Creek

Newsletter

<http://flagstonecreek.org/> Email: [BOD@flagstonecreek.org](mailto:BOD@flagstonecreek.org)

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## The Year Ahead

2017 has flown by and it was a great year for the neighborhood. Your HOA was able to accomplish some great things this past year. We finally solved the issue with the sprinklers along Mims Rd. We removed the dead trees at the entrance and planted new pine trees in their place. We found a good landscaping company that's keeping the common areas looking beautiful. And we elected new BOD members to serve you.

2018 is looking to be just as busy. First off, we are going to renegotiate our landscaping contract. Then we will be looking for members to serve on the Architectural Review Board and future members to serve on the BOD. We are working on conducting pond maintenance ourselves to save you money. We will work with neighbors to make needed fence repairs to improve the appeal of the neighborhood and improve your home values. Trees need to be trimmed around the solar panels that power the sprinkler system. We will be looking at bids to repaint the rod iron fence around the pond. We also plan on talking to HOA management companies to explore the option of turning over HOA operations.

This is just a sample of the plans for the upcoming year. Come out to the next HOA meeting in February and help be part of this great neighborhood.

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## Upcoming Events

### 2018 HOA Meetings

At Rock Ridge Assisted care on Flagstone Creek Blvd 7pm.

- March 1
- June 7
- September 7
- December 6

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## 2018 Goals

- Continue to maintain the landscaping in the common areas
- Algae control in the pond
- Bids for rod iron fencing
- Explore turning over operations to HOA management company
- Work with neighbors to improve curb appeal of neighborhood

## 2018 HOA Dues

The BOD voted to raise HOA dues from \$375 a year to \$410 a year in 2018. This decision was not voted on lightly nor was it easy to make. The BOD understands that rising home values means our taxes have gone up. They also understand that they are asking some of us to spend money on needed fence repairs this year. However, the HOA had not raised dues in three years, unfortunately the cost of doing business did raise. We were over budget by nearly \$3,000 in 2017. Projections showed the HOA would be over budget again in 2018 if we kept the same service levels. The BOD is trying everything it can to keep costs at a minimum while maintaining the neighborhood. The BOD also considered that the neighborhood is aging and we need to set up Capital Reserve Account for costly unforeseen repairs. \$10 from everyone's dues will go into this account on an annual basis. If you have any questions, feel free to contact your BOD.

## More Important News

### Are you on Nextdoor?

The Nextdoor app or the Nextdoor website at [www.nextdoor.com](http://www.nextdoor.com) is a great way to keep up to date with your neighbors and the city. It is free and easy to use. You can post questions to neighbors, sell that old couch, you can even notify everyone of a lost/found pet.

### Are you on the neighborhood email distribution?

If you didn't receive this newsletter via email, then we don't have you on our email list. Please send an email to [BOD@flagstonecreek.org](mailto:BOD@flagstonecreek.org) and ask to be added to the list!

### Special Thanks

We would like to send a special thanks to our neighbor Jeff Lowe! He takes care of the email, Flagstone Creek website, and the neighborhood distribution list. Recently he found a new webhost that will save the HOA almost \$200 over the next several years.

### Rockwall Hometown Vision 2040

The City of Rockwall wants you to be part of its future! The city created the website <https://sites.google.com/site/rockwallcomprehensiveplan/> to inform the citizens and solicit input about the future development. Take a look and help shape the Rockwall of tomorrow!



## Winter Wonderland on River Rock

### River Rock Ln.

Once again, our neighbor pulled out all the stops with their Christmas Lighting! Be sure to drive by before it's too late. Be sure to tune you radio to 88.1 FM while you're there.