

Newsletter Notes from the Board of Directors:

It's been a chaotic, stressful start to the 2020's. We have managed to make it through, but we felt it was time to get back to the basics and level-set the Association's current state of compliance as well as take an honest assessment of the BOD's work to serve the Flagstone Creek Estates residents. How can we do this? Well, first please understand that your HOA BOD, "Flagstone Creek Estates Board of Directors" only exists, because you, I mean **ALL 76** of you, now known collectively as "The Association of Flagstone Creek Estates Homeowners", were required to elect/appoint us. We, the Board of Directors, are homeowners too, and our job is to serve you, and the best interests of the Association, by enforcement of CC&R's to maintain property values, manage the maintenance of our common areas, etc.

As your BOD, we do not create rules by committee, or unilaterally decide policies on standards for our community. No, the BOD and ARC (Architectural Review Committee) are legally bound to use already established rules set out in our governing documents when assessing a property's condition and level of maintenance. Included in these are:

CC&R's (Declaration of Covenants, Conditions and Restrictions)

These provide the homeowner with guidelines and established standards for maintaining their properties, landscapes, lawns, trees, shrubs, and fences to name just a few. There are 29 pages of covenants and restrictions that you should become familiar with. These are purposely vague to allow you to establish your own style and pride of ownership.

By-Laws

The By-Laws stipulate the rules on how we should operate, (The Association as well as the BOD) and gives us a roadmap (with way too much legal jargon) to follow for conducting meetings, votes, nominations, appointments, and job descriptions for Board Positions, etc.

Some Homework for Homeowners

Read the CC&R's

- We have had a lull in the enforcement of specific areas due to difficulties associated with Covid, remote work-life balances, and plain old apathy, so please accept our apologies, and take our message seriously. We will be reestablishing inspection and enforcement schedules in specific areas beginning immediately.
- If you are not aware, please read the CC&R's [here](#)
- If you have questions on CC&R's - **ASK!!!**



The BOD and ARC Inspection Team

- We are NOT the enemy
- If you are new to home ownership or just unaware of what it takes to maintain lawns and landscaping, the BOD knows of resources and has the knowledge base to help you get started on managing the health of your lawns, shrubs, and trees. Email us. Do not wait until you are being hit with fines for non-compliance because at that point it is too late.



Most Neglected and Most-Cited Violations in our HOA

These will be the areas most sited on upcoming inspections...

○ **Dead and dying shrubs, trees, and ornamentals**

What must be done?

1. Remove and replace during the next 2 months (Oct-Nov are prime tree and shrub planting seasons in our area)
If you have lost an established tree, it must be replaced with at least a 3" caliper
2. Water the new plantings per recommendations!

○ **Weeds and grass overgrown into shrub beds**

What must be done?

1. Routinely remove weeds and grasses from shrub beds – Everyone's beds will become infested with grasses and weeds if you neglect them!
2. Mowing and edging regularly also helps keep runners from shooting into beds.

○ **Dead and dying Turfgrass – Loss of Topsoil – Cracking 2-3"**

What must be done?

1. Because you have failed to maintain irrigation on your lawn, the roots dry and break free from topsoil and further neglect causes shrinkage and cracking due to lower-level moisture loss
2. Turfgrass replacement is necessary at this point, but you first must remove weeds, recondition soil, and cultivate before seed or sod will take and allow the new root systems to thrive. The BOD has a list of contractors to help you, but irrigation maintenance and fertilizer is the key after reestablishing turfgrass.

○ **Tall grass not being cut frequently enough**

What must be done?

1. Grassy weeds require more frequent mowing to prevent tall seed heads from infesting neighbor's lawns!!
2. City of Rockwall cites residences when notified for grass and weeds at 10".



○ **Fences with warped pickets, leaning sections preventing gate closures, unsightly unauthorized stain colors, and dry rotting structures**

What must be done?

1. If you have an original fence then it is more than likely, most if not all of the wood support is beyond repair and needs to be replaced.
2. In our next BOD Meeting we will be addressing shared fences and the possibility of any requirements for signing off on sorting out cost between adjoining neighbors.