



# NEWS ON THE TOWN

# THE TOWN CRIER

THE OFFICIAL PUBLICATION OF THE TOWNGATE HOMEOWNERS ASSOCIATION  
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## Greetings from the Sidewalk

By Sheila

I have been on the Board for three months now and have met a lot of great people out on the sidewalk. Your Board is working together and supporting each other with the projects we have undertaken for the neighborhood.

As I walk the neighborhood, it is amazing how many people are out walking or running in the morning. I enjoy seeing people meeting for the first time and then watching them wave as they come across each other again. My upbringing was an AF brat so I moved about every year of my life. I had to meet the neighbors as soon as I moved in because I was not going to be there very long. Have you met your neighbors? Sometimes we wait till there is a problem to meet them. I prefer to meet on friendly terms so problem solving is easier when a problem shows itself. I encourage you to meet.

Since our sidewalks are in use all the time, the Board is discussing the unevenness of the sidewalks and getting them repaired. If you walk, you know what I mean. The Board is also looking into the feasibility of speed bumps on Towngate Drive. That's some of the suggestions that were given.

Another sidewalk issue that seems to be growing is the dog poop from walking the dogs. I am a dog lover and seem to be the connection for lost dogs in the neighborhood. The dogs are innocent in this matter but their owners are neglectful. I'm not allowed to express my feeling in this article when I step in a pile on the sidewalk. I have noticed that the neighborhood has larger dogs than in previous years. It's easy to notice. I'm asking for the owners to just clean up the piles from their dogs. Just like our moms taught us about our messes.

The sidewalk leads to the pool and there are three pools to enjoy. It's fun to watch the kids play if you don't feel like getting wet. Several neighbors have commented about cleaning up the deck of the pool from trash, food, swim suits, towels, toys etc. Again, my mom taught me to clean up after myself. I do appreciate these neighbors that cleaned up messes left by others so others could walk into a clean pool area. Just for information, we do not have a pool girl or boy that cleans up the area.

## **LANDSCAPE COMMITTEE**

**Sheila Raines**

Landscape has accomplished 26 requests in three months with more to come. I appreciate the neighbors that have contacted me with ideas for their yard. If you have a request then give me a call. If the budget has been met for this year then you will be at the top of the list for next year.

In your yard, you may have noticed dirt which is filling in holes. Trees were taken out in previous years but left for the stump to rot which caused the holes. The holes have been filled in and just need a little watering so the St Augustine grass can crawl over the sandy loam.

Several yards have been replaced since an existing old tree was taken down which then allows sunlight on the grass. The general look of neighborhood has improved. There are several yards with patchy grass and brainstorming is taking place for a solution.. Next up is replacing the dead shrubs.

Ants are being poisoned after each rain if the rains do not come to close together. If a mound is missed, call me please.

Sprinklers are always a question and YES, they will turn on as soon as the rain stops. I am watching the rainfall very close. For healthy grass, we need an inch a week which the rains are providing right now. I recently met a couple that live in a different HOA and we talked about sprinklers. Their system is active and runs even when it's raining. Yes, they pay the water bill with their dues. Our system does not run when it rains.

I am working on some ideas from neighbors and looking for more. I dedicate about 25 hours a week to landscape and appreciate your comments, negative and positive, to help improve our neighborhood.

## **Tips for a Safe Summer Arnaud**

School is out, please drive slowly at all time in the Neighborhood. Kids are playing outside in the Streets and ally ways and you know they are fast!

Use sunscreen even when cloudy in the afternoon, it is not because you do not see the sun that you are not going to get burn. That you are gardening, out walking or going to the pool, protect your skin. If at the pool, make sure to apply waterproof sunscreen and reapply every hour.

Drink a lot of water. Water is your best friend against dehydration and eat fruits. They will keep you hydrated and healthy.

Take a snack with you if you are going to swim. Those hours of fun in the water will get you tired. Best choice, Bananas! They will also protect you from cramps.

If you are feeling tired, listen to your body and take a break, set in the shade and reapply sunscreen.

I wish you all a great Summer!

## **PAINTING**

**Jack VanZant**

The office has paint to use for those repairs that you have done. Come by the office during open hours, 9-1 Mon.-Fri. to pick up the paint. Paint colors must be chosen among the approved colors.

## Money Budget Steps By Gaby

The skill of managing money must be learned – and it's never too late to start! Doing so usually pays immediate benefits. People might not earn more money if they budget well, but they will be able to use the money they do have wisely. It's not how much you make, but what you do with what you've got. Proper money management does not involve a magic formula to find more money. It simply means getting the most from the money you do have.

No one is born with money management skills. By the time we're adults, we are expected to be able to manage our money effectively; however few of us are taught how. Someone who manages their finances responsibly has peace of mind and knows how to:

- |   |                                     |
|---|-------------------------------------|
| 1) Pay their living expenses                    | 2) Keep debts to a manageable level |
| 3) Save for the extras that make life enjoyable | 4) Avoid constant money anxiety     |

Before you read any further, take a quick look at your current money management skill level. Answer the following questions truthfully, based on what you do today. Ask yourself how much effort do you put in managing your own money? Do you keep track of what you spent in a day, week, or month? How many times do you regret spending so much money on something that will benefit you so little? You do not need to share your answers with anyone – they are merely to help you identify how you may want to improve your own money management skills.

The foundation of sound money management is the budget. However, for many people, the word "budget" evokes feelings of fear or frustration. Your budget is your plan for your money. It is based on choices you make and priorities that you identify.

Building a spending plan, or budget, is a step-by-step process. Once complete, your budget is the solid foundation with which you can manage your current income and expenses and plan for future possibilities.

- |                                       |   |
|---------------------------------------|---|
| Step 1: Setting Goals                 | Step 2: Identifying Income and Expenses |
| Step 3: Separating Needs from Wants   | Step 4: Designing Your Budget           |
| Step 5: Putting Your Plan into Action | Step 6: Managing Seasonal Expenses      |
| Step 7: Looking Ahead                 |   |

## POOLS

Jay

**Ah yes! Pool season again and, my oh my, how we have missed it. I love seeing all the new faces from the neighborhood enjoying the summertime fun at the pool. I don't know about anyone else but to me it is probably the best way to get to know my neighbors and their kiddos. As a reminder for our summer recreation I wanted to make quick list of do's and don'ts:**

### Do

### Don't

Wear comfy swimwear and cover-ups (if wanted). If you have long hair or extensions please tie your hair back securely as loose hair can severely damage the pool pump.	Wear cutoff jeans, bras, panties, boxers, "t-back" bottoms, or anything see-through.
Bring a few friends (limit 4 per keycard)	Monopolize the whole pool by throwing a giant party (this can get your card revoked) and NO pets in the pool area.
Bring an ice chest, snacks, drinks, trash bags	Have glass containers at the pool or leave your trash for others to clean up after you.
Enjoy the chairs and benches	Don't tear them up or leave them sticky
Use hoses to rinse the patio or add some water to the pool if necessary	Play with the hoses or leave them out and unraveled when not in use (tripping hazard)
Bring floats, balls and other pool toys	Use the life preserver hanging on the fence or sit on the rope in the pool (either of these being damaged or taken could result in the city shutting down the pool for the summer)

**I hope this helps everyone to have a fun, safe summer. Hopefully, I'll see you at the pool!**

**Architectural  
Larry**

Recently there has been a great deal of remodeling and repairs being made in the neighborhood. This is great because it makes the property more valuable and the neighborhood more attractive. However, many have made changes to the outside structure of their homes without first obtaining Board approval. Our bylaws and covenants clearly state that prior Board approval is required before structural changes are made to the outside of your homes. This violation could result in your having to redo the changes made and/or fines. None of us wants to see that happen so, please, before you make structural changes to the outside of your homes, go to the Board and ask for approval.

Additionally, many of the contractors or movers have pulled vehicles on to the lawn. This endangers not only the sprinkler system but also damage to the yard which causes expenses that affect everyone. So please tell your contractors, etc. not to pull vehicles onto the lawns.

Finally, debris as a result of the contractors remodeling and/or repairs and movers boxes and trash associated with moving must be placed neatly in a stack in your driveway for trash pickup. Boxes should be flattened and trash bagged. Wooden planks neatly stacked. Any doors or windows or mirrors will not be picked up so do not put them out for pick up. Take them to the dump yourself.

Need an additional or replacement trash can or if your trash is not picked up.



Call 972-205-3500



Welcome to our new Homeowners:

Lasonna & Charles Jackson

Henry & Stacy Bennett

Mayra Velasquez & Erika Hernandez Berumen

Kellp Campos & Christian Dominguez Corrales

**TREASURE REPORT**

EXPENSE HIGHLIGHTS as of May 31, 2017

Landscape: Weekly Maintenance	\$17,076
Tree Trimming	\$10,722
Improvements	\$ 5,146
Pools: chemicals/repairs/maint	\$ 3,222
Electricity	\$ 3,779
Water	\$ 3,099
Insurance	\$ 1,037
Painting	\$21,686
Sprinkler Repair	\$ 2,153
Town Hall Maintenance	\$ 1,137
Telephone/Communications	\$ 986
Postage/Office Supplies	\$ 719

**2017 BOARD MEMEBERS**

**PRESIDENT - Sheila—214-274-6412**

**VICE PRESIDENT— Arnaud—214-952-6251**

**TREASURER – Gaby – 479-530-7367**

**SECRETARY – Andrew -972-898-1431**

**LANDSCAPE – Sheila—214-274-6412**

**CLUBHOUSE/POOLS—Jay—214-497-9765**

**ARCHITECTURAL – Larry –214-476-6744**

**PAINTING - Jack—214-695-3835**

**Randy Dale- Landscaper/Pool Maintenance  
214-882-4251**

**Code enforcement 972-485-6400—  
jprewitt@garlandtx.gov**

**Neighborhood Police Officer—Matt StClair  
stclairm@garlandtx.gov**

**WEBSITE: [www.tghoa.net](http://www.tghoa.net)**