



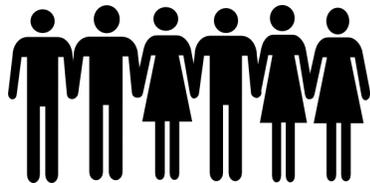
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THE TOWN CRIER

THE OFFICIAL PUBLICATION OF THE TOWNGATE HOMEOWNERS ASSOCIATION
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Message From President Sandy Olive

How We Can Create A Strong Community

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property values, each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a *rule abiding member*. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't *have* to participate in the election process, choosing to do so contributes to the success of our community. Our role as a *rule abiding member* expands to include that of a *voting member*. We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a *rule abiding, voting member* now expands to include that of a *participating member*. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a *rule abiding, voting, participating and contributing member*.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!





Welcome to our new Homeowners:

Gilner Morales & Berlinda Turino

Zeremarian Teklemarian

John Manoleas

OFFICE TIDBITS

FROM Anne

A big shout out of THANKS goes to **Sandy Olive, Lewis Adrian, Laura Ostrowski, Arnaud and Rene LeCousin, Don Swigart and Earl South** for their contributions of materials and labor to help with the remodeling of the Town Hall and helping keep our neighborhood clean. New lighting, mirrors, stove, microwave and complete painting of the Town Hall is now complete. Stop by and see the improvements.



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

Call 972-205-3500



Looking at the Landscape

by Sheila Raines

There is a lot of bad-looking turf grass right now, especially St. Augustine. It could be several things, but the problems are at least partly due to the erratic weather—extremely hot periods with good rain events mixed in. Earlier this summer the landscape company treated the yards for fungus and chinch bugs stopped the spreading. We will have to wait 'til spring to see if the yards will grow back and access the damage.

The sprinklers continue to run twice a week. The water bill for the complex shows it too. Water bill was \$4800 last utility cycle. When we get a good rain like we had this week, the sprinklers are turned off to save us some money. Yards need about an inch of water a week and we had two inches. When the temperatures are near 100 degrees for several days in a row, an extra watering by the homeowner really helps the yard appearance. Report broken sprinklers to the Landscape Board member (me) and they will be fixed.



TOWNGATE CLUBHOUSE, POOL AND PLAYGROUND AREA

Hi everyone!

During this HOT summer, many of you have enjoyed the pool. With the recent leak we had to close the pool for the season. The problem has been fixed. Anne and Randy have done a great job keeping up with the swimming pool this summer again. Thank you!

We have taken some big steps this year regarding the Clubhouse renovation. You can smell the fresh paint and see the new colors as well as new carpet on the stairs. All vents have been replaced and some new light fixtures put in. In the kitchen, cabinets have been painted, backsplash installed, new stove/oven and microwave installed to better suite your needs.

This is one of the best venues in the area to host birthdays, graduations and other receptions.

I hope to see you all at the Halloween Party next month. Details for the Halloween party will be emailed out and a flyer will be delivered.

Highest regards,
Arnaud



Yard Decoration Competition

By Sheila

Towngate is excited to continue our neighborhood seasonal awards. The months for the contest will be April, October and December. These awards will be presented to those neighbors that go "Above and Beyond" in their efforts "add to the curb appeal" of their property. We as a neighborhood appreciate the efforts demonstrated by so many to create and add appeal to their yards, we want to reward them.

<u>October</u>	<u>December</u>	<u>April</u>
Day of the Dead	Most Creative	Most Colorful
Boo Spectacular	Best of Season	Creative Design
Made Me Jump!	Traditional-Santa	Made You Look!

The judging will take place on the 15th of the month and the Award sign will come down at the end of the month. The judges will come from people outside of the neighborhood and the winners from the last contest. There will be 5-6 judges each contest month. The judges will use a point system to rate each yard then tally the points to find the winners. A yard can win only once a year. For the winning yards, a sign will be placed in your yard, and \$25 gift card will be awarded.

Tree Power Free Tree Giveaway

Saturday Nov 3 at Haskell L Roach Garden Center.
1221 Spring Creek Drive(in Winter Park).
7am to 1 pm or while supplies last.

The Tree Power Free Tree program teams Garland Power & Light with the Parks, Recreation & Cultural Arts Department to provide a free tree for Garland residents in an effort to conserve energy and beautify the community. To receive a free tree, simply prove your Garland residency by providing a valid Texas driver's license(with a Garland address) or a current City of Garland utility bill. Only one tree will be given per household. The trees are 4-to-6 -foot tall Shumard Red Oaks, Chinquapin Oaks, Bur Oaks and Live Oaks. Planting and care instructions will be provided.

Tree Removal

By Sheila

You have a tree in your backyard that you finally get cut down, where do you put the cutup tree for removal? Normally the tree trimmer prices his charges with removal to dump included. Our homes are small and can only accommodate so many branches piled up behind our garages. What to do?

The area on the west side of our neighborhood with the street named Court Way, located by the creek, fence, and row of bushes, is where our landscaper has a designated spot for pick up from the City of Garland. This pick up was negotiated by the HOA with the city of Garland since there is no house or address at this location. In the past, people outside of our neighborhood have dumped tree limbs here given the reason the city checks with our office to verify if the tree limbs are from our neighborhood before they will remove them. This is not a location for you to dump trash or debris. You must get permission to put tree debris in this area.

If you need to get rid of limbs, please check in with the office and see if the area is available that week or if the area is full.

TREASURE REPORT

EXPENSE HIGHLIGHTS as of Aug.31, 2018

TOTAL INCOME—\$137,174

TOTAL EXPENSES—\$127,326

Landscape: Weekly Maintenance	\$29,487
Tree Trimming	\$ 5,689
Treatments	\$ 3,482
Improvements	\$ 5,223
Pools: chemicals/repairs/maint.	\$ 5,377
Electricity	\$ 5,764
Water	\$15,877
Painting	\$32,740
Sprinkler Repair	\$ 2,349
Town Hall Maintenance/repairs	\$ 3,840
Telephone/Communications	\$ 1,627
Postage/Office Supplies	\$ 1,369

2018 BOARD MEMEBERS

PRESIDENT - Sandy—214-5381563

VICE PRESIDENT— Sheila—214-274-6412

TREASURER – John—469-995-0909

SECRETARY – Gaby –479-530-7367

LANDSCAPE – Sheila—214-274-6412

CLUBHOUSE/POOLS-Arnaud-214-952-6251

ARCHITECTURAL – Larry –214-476-6744

PAINTING - Jack—214-695-3835

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

Code enforcement Danny Moore—972-485-6414– DaMoore@garlandTx.gov

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

WEBSITE: www.tghoa.net

EMAIL: garlandtowngatehoa@gmail.com