

# NEWS ON THE TOWN

# THE TOWN CRIER

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

There has been some concerns in our neighborhood regarding crime. This is a problem in many areas. The only way that we can help each other is to work together, stay alert and communicate with neighbors. To have a group organized here are some things we need to think about.

### Start A Watch Group in 5 Easy Steps

#### 1. Recruit and Organize as many neighbors as possible

It is wonderful that you are taking the steps to start a Neighborhood Watch group in your neighborhood. The first step is talking to your fellow neighbors about starting a group.

#### 2. Contact your local law enforcement agency and schedule a meeting

The next step is contacting your local law enforcement agency. Invite them to meet with your group at a time and place convenient for your Watch Group. It is essential for your group to work in collaboration with law enforcement because Neighborhood Watch is a cooperative effort.

#### 3. Discuss community concerns and develop an action plan

If law enforcement is unavailable to come to the first meeting you might want to have a meeting to discuss the concerns and issues in the neighborhood. Your group should create a plan on how to work towards lessening the impact of the top 3 concerns of neighbors. There are wonderful resources that you can use to guide you. Become a National Neighborhood Watch Member to gain access.

#### 4. Create a communication plan

It is important to decide what type of communication will work for your watch group - meetings or social media or both.

#### 5. Take Action: Hold Meetings and Events

Neighborhood Watch Toolkit has a number of wonderful training topics and meeting ideas that can be useful to your group.

The Board is committed to get this started for our neighborhood, however it can not be just the members of the board to organize and follow through. Please notify Anne Crain by phone or email if you are interested in setting up a meeting with the local authorities and signing up.

Next item that I know has been an issue this summer is our pool area. We had to close it after some human waste was found in our skimmer. Everyone has access to our restroom. Also, after you and your family/friends have enjoyed a day at the pool----please pick up all trash food and leave area clean. We only have a pool service business to attend to keeping our pools clean and healthy.





Welcome to our new Homeowners:

Bradley Garza & Hannah Zdansky  
Michelle Fiala  
Danielle Piatt  
Sergio Loreda  
Abel Privado  
Dean & Beth Cathey  
Josh Cathey  
Bethany Joyce  
Sylvia Angelo

### OFFICE TIDBITS

FROM Anne

If you want to rent the clubhouse the \$150 deposit must be paid in cash to reserve and the \$75 rental fee can be paid when you pick up the key. There is a lot of demand for rental so if you change your mind please to be mindful and let me know.

### PAINTING

Painting on Greenway has been completed. Next year the North side of Towngate Drive will be painted.

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

Call 972-205-3500



## LANDSCAPE

By Sheila Raines

With this year's yard improvement, the neighborhood curb appeal has improved. Every year the HOA improves yards that have dead or dying shrubs or returning yards to sod after a tree removal. If your yard is in need of replacement shrubs, please call the landscape coordinator or office to be placed on the list. The budget allows so much money each year and we improve yards til the money runs out. Since the list continues from year to year, your job would move up on the list. A working faucet and hose is required for work to be done.

Some home owners have the misconception that our landscape maintenance crew does custom work per house. The HOA does not have that agreement with Dale Landscape. If you do not want service of your yard, mow, trim, blow, fertilizer there is a letter to sign in the office for no service.

Lawn watering has begun for the summer months. With the temperature in the high 90s and not much rain, each homeowner may have to water in addition to the twice a week watering to maintain a healthy yard. The amount of the HOA water bill is a big chunk of our budget. For those that want the HOA to take care of all watering, the dues would have to increase to cover the cost.



## TOWNGATE CLUBHOUSE, POOL AND PLAYGROUND AREA

Arnaud

I want to start by welcoming all the new residents in our neighborhood. It was good to meet and talk to all of you at the Pool Party. I think it was a lot of fun for everyone and all the dishes that you brought were delicious. Thank you!

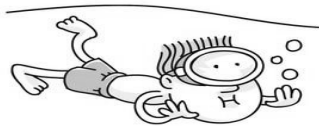
The pool has now been opened for a month and despite a few challenges I think everything is now running pretty smoothly. If you have not activated your card yet, please get in touch with Anne at the Clubhouse.

Unfortunately, drownings are already in the news. Please maintain a safe environment and look for swimmers that might be in difficulties.

Keep hydrated, keep putting on that sunscreen to avoid sunburn and enjoy the pool. Randy is doing a really good job for the water to be enjoyed by all.

Finally, want to remind everyone to pick up after themselves and don't forget your sunglasses or towels.

Have fun!!!



## NEW NEIGHBORS BY Anne

Have you met your new neighbors? In 2017 there were 19 homes that were sold in our community. As of today this year there have been 11 sold. That is 30 homes in 18 months in our little community of 175. Introduce yourself to your neighbors and get to know them. Be aware of who lives nearby and this will help with the crime watch.

Ideas to welcome new neighbors include:

- **Introduce yourself** as soon as you can. Give the new neighbors your phone number.
- **Deliver meals and treats.**
- **Hand-deliver a bouquet of fresh-cut flowers** from your garden.
- **Offer to have the new neighbors' children** over while the moving van is unloading the furniture.
- **Give the new family a list of services and phone numbers** in the area. Include emergency services, doctors' offices, dentists, schools, places that offer carryout, dry cleaners, and whatever else you can think of. Advise of trash days and where to put trash cans.



## ARCHITECTURE

Larry Faulkner

I would like to congratulate everyone for doing a better job of proper placement of trash. When trash is properly placed it doesn't blow all over the neighborhood making our homes more desirable to not only the other homeowners but to prospective buyers. This helps keep our property values up and rising.

There is still many dog owners not picking up their dog mess. This is a violation of the city Code and also just rude to your neighbors so please remember to clean up after your dogs or your picture may end up in the next newsletter.



## Towngate Yard Competition

Three winners

**Best Design - Danny Roberson**

**Most Colorful - Marlen Torres**

**Best Yard - Susan & Larry Faulkner**

The judges were from the past winners of the Christmas decorations and a judge from outside the neighborhood. The scoring is a 1-5 point system for each house in a category. The points are totaled for every house from all the judges to decide the winner.

Next contest is  
Halloween.



## TREASURE REPORT

EXPENSE HIGHLIGHTS as of May 31, 2018

TOTAL INCOME—\$88,204

TOTAL EXPENSES—\$81,420

Landscape: Weekly Maintenance	\$18,429
Tree Trimming	\$ 5,689
Improvements	\$ 5,223
Pools: chemicals/repairs/maint.	\$ 3,236
Electricity	\$ 3,645
Water	\$ 1,707
Painting	\$25,426
Sprinkler Repair	\$ 0
Town Hall Maintenance	\$ 1,107
Telephone/Communications	\$ 1,014
Postage/Office Supplies	\$ 1,166

## 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**