

Upcoming Board Meeting
Tuesday, April 24, 2018 at 6 p.m.
Legacy Southwest Property Management
6010 West Spring Creek Parkway
Plano, TX 75024

- I. Public Comments
 - II. Call to Order
 - III. Greetings / Introduction of Members of BOD
 - IV. Approve minutes from last board meeting
 - V. Open items from last meeting
 - VI. EXECUTIVE SESSION – DELINQUENT ACCOUNTS & VIOLATIONS
 - VII. Financial Review
 - VIII. Discussion of landscaping bid
 - IX. Social Meet and Greet 04/28/18
 - a. Committee establishment
 - X. Adjourn
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Community Reminders

Below are requirements listed in the current CCRs. We are in the process of updating items and appreciate your patience while we do so. However, we ask for your cooperation by following the current rules. Please come to the Meet and Greet on April 28, 2018 and/or visit our website www.cypressbendtxhoa.com for more information.

Trash bins: Trash cans are to be stored properly in the garage or behind a screened area out of street view. Trash cans are allowed on the street on collection days only and may be placed at the street after 7 p.m. the night before pick-up. This includes items for bulk pick-up on bulk pick-up collection days. Trash cans must be removed from the street by 7 p.m. on the day of pick-up.

Mail Box: If you have an individual mailbox such as in Phase 1, ensure the mailbox is in good condition. If not, paint, repair or replace as needed.

Trailers, Work Trucks, and Parking: Trucks with tonnage in excess of one and a half tons, any commercial vehicles with signage, boats, recreational vehicles, mobile homes, trailers, campers, and vehicles in excess of twenty feet in length shall not be permitted to park overnight on the streets, driveways, or other areas of the Property.

Parking: All vehicles stored on the property shall be in operating condition with current registration or they must be stored in a fully enclosed garage completely screened from public view.

ACC: For property improvements and repairs, refer to the CCRs for approval requirements as well as the City of Princeton code for permit requirements and restrictions.

Landscaping/Maintenance: Be sure to keep your grass cut in both the front and back yards. Remove grass and weeds from flowerbeds and tree surrounds. Be sure to remove and replace dead trees and shrubbery according to CCR requirements. Grills, propane tanks, bikes, toys, and any other miscellaneous items should be stored out of view.

Safety Tips

Fire Safety: Test batteries in smoke detectors regularly. The full smoke detector device should be replaced every 10 – 15 years. Check the expiration date on any fire extinguisher. Make a plan for you and your family if you have to evacuate the home. Be mindful of burn bans due to drought conditions. Check the City of Princeton's website for information on burn bans.

Traffic Safety: The speed limit for the community is 25 mph. Use caution while driving and watch for children, especially near park areas. Be mindful of residential traffic, school bus access, and emergency vehicle access when it is necessary to park on the street. Our community experiences frequent damage to sprinklers and irrigation system along Cypress Bend Parkway and other common areas due to vehicles negotiating corners to sharply or not remaining on the roadway in general. As a result, the HOA encounters significant water usage and billing. Please report any damaged sprinklers to the management company or to the board of directors for review.

Storm Season: As storm season in North Texas is upon us, here are a few reminders. Pick an interior location on the lowest level of your home and away from windows such as a central bathroom or under a staircase. Make sure your cell phone is charged or have a battery powered weather radio. Have a predetermined location to meet in case you are separated from your family.

SOCIAL MEET & GREET, TAKE 2!
SATURDAY APRIL 28TH
11 AM – 1 PM
Phase I Park, Corner of Shady Oaks Drive and Angelina Drive*

COMMUNITY GATHERING! We would like to invite everyone to a Social Meet and Greet, Take 2 Saturday, April 28, 2018, from 11 a.m. to 1 p.m. at the park in Phase I, corner of Shady Oak Drive and Angelina Drive*. We would like to get to know you all better and discuss new ideas for the community along with questions and concerns you may have. Please stop by to check out the committee sign-up sheets and enter the drawing for fun door prizes!

*As weather can be a bit unpredictable this time of year, contingency plans will be in place. However, the Social will be rescheduled in the event of extreme weather conditions. Updates will be available on the official website, www.cypressbendtxhoa.com.

COMMITTEES! It's time to set up our committees! Committees are a vital part of the HOA team. Each committee must have at least 3 people, so we need lots of volunteers! Among the list of committees, you will find the following:

Please email boardofdirectors@cypressbendtxhoa.com for more information on volunteering!

Architectural Control Committee, ACC: responsible for review and approval of ACC requests in accordance with CCRs

Social Committee: responsible for community correspondence including newsletter, social media management, community events

Safety and Security Committee: responsible for coordinating neighborhood watch, emergency/disaster planning

Flag Committee: responsible for handling and upkeep of the flag

COMMUNITY CORRESPONDENCE! If you have not done so already, please register on the Cypress Bend HOA official website, www.cypressbendtxhoa.com. The website will allow for efficient communication with the Board of Directors by providing the Board the opportunity to track issues, as well as post notifications of meetings, gatherings, and changes to scheduled events. After registering, you can opt-in for electronic communications regarding Cypress Bend HOA. Please note: the current Cypress Bend Facebook page is **not** affiliated with Cypress Bend HOA. For now, all **official** Cypress Bend HOA communications will be posted on the **official** Cypress Bend HOA website or sent by USPS mail. Since Facebook is a popular channel for communications, once established, the Social Committee *may consider* creating an official Facebook page to supplement the official website and mailings.

If you prefer to only receive correspondence via USPS, please call Tonya at Legacy Southwest Property Management at 214-705-1615 and ask to be put on the USPS only list.

To contact the Board of Directors directly, please email boardofdirectors@cypressbendtxhoa.com, and we will reply as quickly as possible.