

## Grayhawk Frisco HOA

Hello Grayhawk Neighbors,

As the days get shorter and summer moves into autumn, residents continue to enjoy the neighborhood's many outdoor amenities. We hope you find the articles below interesting and informative as we learn more about Grayhawk's water features. Additionally, you'll find a recap from the last HOA Board meeting. See you around the neighborhood!



### **Pond Algae Update**

A member of the Grayhawk Communications Committee recently sat down with Board president, Don Amick, to learn more about the algae growth in the community ponds. Read on for interesting information about our ponds, the algae growth and possible solutions.

As a point of reference, the ponds are numbered one through four. Pond 1 is the eastern lake closest to Boals Elementary, Pond 3 is closest to the hill and Pond 4 is closest to FM 423. While recent rains have mitigated much of the visible algae, residents previously wondered if they were seeing more algae than last summer. The answer was yes. This was due to several factors:

- Depth of the ponds
- Sediment buildup
- Fountain not running
- Summer heat

Pond 2 had experienced the biggest algae and odor issues due to the shallow depth of the pond. Over the years, construction run off eventually caused the depth of Pond 2 to become as shallow as 1' in some areas. The sediment buildup created two problems: 1) algae thrives in shallow water and 2) bottom sediments close to the surface release methane and sulfur gasses causing an odor. (The normal release of gasses during summer months is not noticeable in deeper ponds.)

The recent rain increased the depth of the ponds, temporarily giving us a reprieve from the algae. However, the algae will return with warm, sunny weather.

Several factors help reduce algae growth: **aeration, the application of algaecides and herbicides and cold weather.**

#### Aeration

The fountain in Pond 3 has been under repair but is now fixed. Now that the fountain is working again, aeration will improve helping to deter algae growth. The Board undertakes other efforts to improve aeration. For example, pond weeds were cleaned out in the waterway between Pond 2 and Pond 3 to keep the water moving.

#### Algaecides and Herbicides

The Board works with a professional lake management company to maintain the ponds. The company treats the ponds with algaecides and herbicides as needed. However, due to the sediment buildup causing shallowness in certain areas, the ponds can't be managed with the treatment alone. In fact, Pond 2 can no longer be effectively treated with algaecides and herbicides due to the shallow depth.

#### Cold Weather

Finally, the algae will naturally die off when the weather gets colder but reappear in warmer months.

All the information above probably leaves readers wondering the best option to get rid of the algae. Since shallow pond depth is a major factor in the algae growth, the best option is to dredge the ponds. In fact, the only option to fix Pond 2 at this time is to dredge. Dredging the ponds would create more depth and reduce the algae-rich environment. However, there are expenses and complications to dredging since dredged pond sediment is considered

contaminated and must be treated with certain precautions. Below is a short recap of some dredging caveats:

- High cost (\$300,000+ for one pond)
- Time consuming and smelly process
- Dredged sediment must lay on the pond banks encased in plastic for several weeks before being hauled off
- Dredged sediment laying on the pond bank emits an odor as fish and microorganisms decay
- Not a permanent solution

While some residents may not like algae, it does fill an important biological need for fish and other pond wildlife providing cover, oxygen and food. Also, remember that what residents throw in the street and street drains ends up in our ponds. This is highly visible after any rainstorm when residents can see trash ringing the ponds and pond banks. Trash and other runoff contribute to the sediment and algae problem and can also damage the pumps which help aerate the ponds.



**Check out the Grayhawk HOA newsletter!!**  
**[CLICK HERE TO DOWNLOAD](#)**

## **Grayhawk Board Meeting**

**08/10/20**

### **SUMMARY RECAP**

- Homeowner Input – two owners regarding the hill and Grayhawk delinquencies
- Consent Agenda – Approved
- Hill update – Cardinal Strategies report has been received and will be discussed with them in Executive Session
- Pool Close Date – October 1
- Committees – reports given
- Board approved obtaining a Zoom account (Pro version; \$14.99/month) for virtual meetings
- Board approved a charge of \$25 for replacement pool cards (old card to be deactivated); charge for additional card tabled pending further consideration
- Next Board Meeting – Monday September 14, to be held virtually

### Executive Session

- Cardinal Strategies proprietary report was discussed with two of their personnel
- Delinquencies/Collection Actions: Board approved –
  - 1 Attorney Demand Letter
  - 14 Liens
  - 5 Liens tabled to next meeting
  - 4 Mortgage Notification Letters
  - 1 court application for Foreclosure
  - 1 Foreclosure Pre-Posting Demand Letter
  - 2 Payment Plan requests
- ACC Requests/Violations –
  - An ACC request for a porte cochere was discussed
  - The Board approved force mows for two properties

- Committee organization was discussed. Some committees will be combined:
  - Architectural Control Committee and Beautification
  - Communications and Social
  - City Liaison and Safety
  - Finance stays separate
  - Intention is to finalize all Mission Statements and approve committees at the next Board meeting

## Association Activity

Grayhawk Association of Homeowners, Inc.-5186

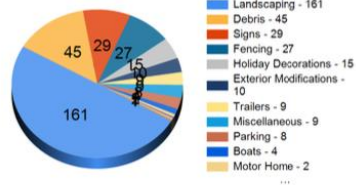
From 1/1/2020 To 8/31/2020



### Violations

Entered:

322	Type	Count
	Landscaping	161
	Debris	45
	Signs	29
	Fencing	27
	Holiday Decorations	15
	Exterior Modifications	10
	Trailers	9
	Miscellaneous	9
	Parking	8
	Boats	4
	Motor Home	2
	Recreational Equip	1
	Roofing	1
	Sheds	1

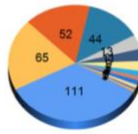


**Association Activity**  
**Grayhawk Association of Homeowners, Inc.-5186**  
 From 1/1/2020 To 8/31/2020



Reinspections:

325	Type	Count
	Landscaping	111
	Fencing	65
	Debris	52
	Signs	44
	Trailers	13
	Miscellaneous	11
	Holiday Decorations	9
	Exterior Modifications	5
	Boats	4
	Parking	4
	Motor Home	3
	A/C Screening	2
	Mailbox Repair	1
	Pets	1



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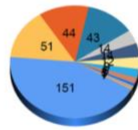
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 AMS®, PCAM®, Betty

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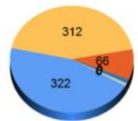
Closed:

351	Type	Count
	Landscaping	151
	Fencing	51
	Signs	44
	Debris	43
	Miscellaneous	14
	Trailers	14
	Holiday Decorations	12
	Exterior Modifications	9
	Parking	6
	Boats	3
	Pets	1
	Roofing	1
	Motor Home	1
	Mailbox Repair	1



Actions:

715	Action	Count
	Entered	322
	Grayhawk 1st Notice	312
	Grayhawk PC209	66
	Grayhawk Fine Letter	9
	Grayhawk 2nd Notice	6



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 AMS®, PCAM®, Betty

Check out the Grayhawk Frisco [website](#) for more information and current updates.

Sincerely,  
 Grayhawk HOA



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