



# GRAYHAWK IN TOUCH

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## Important Information

### Police and Fire Emergency 911

**Police Non-Emergency**  
972.292.6010

**City of Frisco**  
friscotexas.gov  
972.292.5000

**Sewer & Water**  
972.292.5575

**CWD (Trash Pick-Up)**  
972.392.9300

### Utilities

**CoServ Electric & Gas**  
940.321.7800

**AT&T (24hr Service Line)**  
800.246.8464

**Time Warner Cable**  
972.PICK-TWC

**SBB Management**  
972.960.2800 x316

### Local Schools

**Frisco ISD**  
469.633.6000

**Boals Elementary**  
469.633.3300

**Robertson Elementary**  
469.633.3675

**Griffin Middle**  
469.633.4900

**Wakeland High**  
469.633.5700

## Time to celebrate a new beginning!

Dear Grayhawk Residents,

The Grayhawk community's HOA Board was elected in December 2007 during the annual meeting. The elected board is comprised of the Transition Committee members elected by residents at the August meeting held by SBB Management on behalf of the Developer HOA Board.

Here is your newly elected HOA Board of Directors:

**President**—Don Amick

**Vice President**—Dallas Wymes

**Chairman**—Tamara Thompson

**Secretary**—Cheri Komaiko

**Assistant Secretary**—Michele Hunt

**Treasurer**—Teneka Ray

**Assistant Treasurer**—Trey Woolston

With SBB as our management company, the HOA Board is busy conducting the business of the Grayhawk Association. We have established various committees that report and recommend to the Board. We are very thankful for these volunteers from the community. The committees perform vital work, which positively impacts our neighborhood and the business the HOA conducts (this newsletter is an example of important committee work). We are extremely grateful to work with such dedicated volunteers.

Since transition, the HOA Board is excited to introduce two communication improvements that we hope that you will take advantage of. Through the Communications Committee, a quarterly newsletter and a web site exclusive to Grayhawk have been created to better serve and communicate the HOA needs and interests.

The website will contain useful, relevant information that will enhance Grayhawk's sense of community. In addition to resident tools such as classifieds, resident announcements, and FAQ's, the website will serve as a clearinghouse for HOA business documents. Please rely on this website to find contact information, the annual budget, HOA covenants, Association rules and regulations, and other information and important documents concerning our community. We hope you find the website and newsletter helpful and enjoyable.

It is a great pleasure to serve the neighborhood as your Board of Directors. We are excited about 2008!

Sincerely,

Board of Directors

**NOTE:** The Board of Directors meets the 1st Wednesday of every month. If you have a topic of discussion that you would like to bring to the Board's attention in person, please contact Betty Crudden ([b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com)) for placement on the next meeting agenda.

## Grayhawk Committees Up and Running

As mentioned in the letter from the Board, six committees have been created to serve under the direction of the Board of Directors. Each committee is comprised of Grayhawk volunteers that want to help make Grayhawk a great place to live. Our committees still need more volunteers.

If you would like to volunteer on any of the committees, please contact Betty Crudden (**972.960.2800 x316** or [b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com)).

**Architectural Control Committee** (Chair—Libby Grohmann & Craig Bailey) - responsible for the development and enforcement of a formal approval process for homeowners who wish to make changes to the exterior of their home or property as well as, developing and monitoring an enforcement/fining policy.

**Beautification Committee** (Chair—Matt Kreps) - responsible for maintaining the aesthetic integrity of our common areas including: pools, fountains, ponds, entrances, playgrounds, lighting and landscaping.

**Communications Committee** (Chair—Paul Luetje) - responsible for the planning and execution of HOA communication for HOA related activities, news, and events.

**Finance Committee** (Chair—Lee Cooper) - responsible for ensuring that association dues received are properly accounted and efficiently used to maintain and develop Grayhawk to the benefit of all homeowners.

**Safety-Crime Watch Committee** (Chair—Cathy Luetje) - responsible for developing and maintaining a Neighborhood Crime Watch, working in unison with local law enforcement to deter crime, develop and maintain safety standards for the neighborhood amenities and communicate safety issues.

**Social Committee** (Chair—Kerri Watts) - responsible for the planning and execution of events that harbor a sense of community within the neighborhood. Additionally the committee will recruit neighborhood volunteers and create a vendor list for future events.

## Grayhawk 1<sup>st</sup> Annual HOA Spring Festival

**April 12<sup>th</sup> 11a—2p @ Boals Elementary School**

Grayhawk neighbors come together and enjoy fellowship, food, music, free raffles, bounce houses and kids' games, to celebrate our first homeowner HOA sponsored event. We have **20** fabulous donations valued at over \$1,000 from Grayhawk business owners to give away including a grand prize Vacation. You must be present with ID and proof of Grayhawk residence to win. In addition to the police and fire departments, all of the candidates running for city office have been *invited* to meet and greet neighbors.

Catering by **Randy White's** - Hot Dog/Hamburger Meals **\$3** for kids under 7, **\$6** for adults/kids 7+ (incl. side dish, chips, drink and dessert). To help us estimate the number of meals needed, please take a moment to complete the poll at <http://groups.yahoo.com/group/grayhawkHOA/> (under Polls) by **April 4<sup>th</sup>**.

We will do our best to make sure there is enough food for everyone who attends this great event.

**Free** popcorn, cotton candy and snow cones while supplies last.

The Social Committee would like to thank our Grayhawk business representatives for donating or sponsoring the raffle prizes:

**Adventure Kids** - Shelley Muller

**Creative Memories** - Danielle Mohr

**Kris's Kreations Handcrafted Jewelry** - Kris Fioto

**KC Outlet Co.** - Karen Chastain

**Pampered Chef** - Karen Cunningham

**R-Pools** - Robin Ramirez

**Wineshop at Home** - Aijin Smith

**Behavior Solutions** - Kristin Estell

**Ebby Halliday** - Kerri Watts

**Kat's Design Handcrafted Custom Jewelry** - Kathy Woolston

**Mary Kay** - Darlene Colyer

**Piscolabis Catering** - Jose Betances

**Sky Design and Print Management** - Carrie McConnell

**Young Chef's Academy** - Ali Dumas

**Special thanks to Karen DaCosta of Coldwell Banker for donating the Grand Prize**

**We need volunteers like you to make this event successful!**

If you would like to volunteer please send email to [grayhawkevents@yahoo.com](mailto:grayhawkevents@yahoo.com)

## Board of Directors Update

The Grayhawk **Board of Directors** is grateful to the committee chairs and members, SBB Management Company, and various vendors and contractors for their hard work, assistance and cooperation in the following accomplishments:

- Implementing and producing a newsletter to improve communication within Grayhawk
- Researching and contracting for a new and updated website
- Implementing a fountain and waterfall maintenance contract
- Negotiating and signing a new lake maintenance contract
- Approving the annual budget
- Contracting for an annual financial audit
- Planning for the upcoming Spring Festival event
- Beginning liaison with the City of Frisco regarding the widening of Eldorado and its effects on the HOA, its members and its property

### Pools Plan to Open May 1st

Community Pools are located at the following locations:

**Corner of Swan Lake and Ducks Landing**

**Corner of Grayhawk Blvd and Rising Star**

### Wanna Volunteer?

#### Grayhawk's Committees need volunteers!

Find out how you can help Grayhawk by contacting Betty Crudden ([b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com))

## Property Management 101

Now that Grayhawk is functioning under the control of a homeowner elected Board of Directors, many people wonder what exactly is SBB Management's role as it relates to our community.

Grayhawk's property manager, Betty Crudden, has put together some information that will better explain what she and SBB Management do for our community. What SBB Management actually does for Grayhawk goes far beyond this condensed list.

### The Role of SBB Management Company

Community association management is a specialized field, requiring a team of professionals. For each community, the SBB team will consist of a community manager, administrative assistant and an accounting representative. The day-to-day activities of the team are infinitely varied, but most fall under these general headings:

- Management of the association's books and records: preparation and explanation of financial statements, disbursements and collections (including delinquent-

cies), budgets, work with an independent CPA firm selected by the Board for taxes and audits.

- Solicit, evaluate and assist in acquiring insurance services consistent with the requirements of the community covenants and as directed by the Board of Directors.
- Property inspections: including common area inspections and individual homes; work with contractors to best maintain common areas; solicit and evaluate bids for association services; direct the enforcement of the restrictive covenants.
- Provide administrative, managerial and operational counsel to the Board of Directors in order to assist the Board in decision-making and the operation of the business affairs of the association.
- Keep current with changes in federal, state, county and city legislation that affects planned communities; work with a network of independent professionals such as attorneys, CPAs, insurance agents and others.

For more information contact Betty Crudden ([b.crudden@sbbmanagement.com](mailto:b.crudden@sbbmanagement.com)) or **972.960.2800 x316**)

## Committee Updates

**Architectural Control Committee(ACC)**—working on establishing procedures for violation notification and fining. We are also in the process of establishing procedures for the ACC approval process.

**Beautification Committee**—gearing up for Spring with two purposes. First, we are catching up on several maintenance issues resulting from the repairs and enhancements going on inside and outside our community, including the widening of the right of way on Eldorado Parkway that will damage our landscaping. Second, we are looking at options to enhance the community long term through better use of our parks, pools and green spaces as well as getting neighbor input before making decisions about these areas.

We expect the landscapers to be busy in the weeks ahead adding color, freshening up the planting beds and making sure we turn green right on schedule. If you see items needing maintenance, please contact SBB with a description of the problem and its location, being as specific as possible, so we can identify it correctly. We have already been sent many items requiring attention and more will follow; but, we cannot spot them all. We need the eyes of everyone in a community the size of Grayhawk!

We would also like to hear from you if you have ideas to enhance Grayhawk. Remember, large expensive items will take planning and budgeting, but smaller items are easier to improve short term if they fit the overall community.

Lastly, please do **your part** to take care of **your community**! Please watch out for anyone causing damage and report it promptly. Please avoid littering and pick up if you see something blowing through. If something needs attention, make sure it is passed to the right party to address. Together, we can all make this a beautiful community and premier location in north Frisco.

**Safety/Crime Watch**—has been busy reviewing and proposing updates to the pool rules for the approval of the board of directors. Research is underway for more efficient and controlled access to the pool areas. Additional lighting of the common areas, particularly the hilltop pavilion, and the safety concerns of the tunnel are other areas under investigation.

Please notice there are now **Neighborhood Crime Watch** signs at all the entrances to the Grayhawk neighborhood.

**Social Committee**—See details about our exciting first neighborhood event (**pg. 2**) and the spring garage sale (**see below**) in this newsletter. Plans are also under way for more exciting events this year; July 4th event, National Night Out and a Fall Event. **Details to come later.**

**Communications Committee**—has been hard at work over the past several months. Our focus has been on two important communication tools for our community; our website and newsletter.

We are proud to bring you the first ever Grayhawk HOA newsletter, aptly named **Grayhawk In Touch**. The goal of the communications committee is to produce quarterly newsletters that the residents of Grayhawk will find useful and informative. The newsletter will contain community news, events, and other important information.

Another big project that we have been working on is the revamping of the current Grayhawk website with the goal of providing a place where residents will want to visit and return to. The new website will become the official repository for all HOA related documents and communication. In addition, you will also be able to interact with other residents through discussion forums, check out what is going on in Grayhawk, and communicate with the Board and Committees.

### Grayhawk Moms

*Supporting all Moms in Grayhawk*

To join visit

<http://groups.yahoo.com/group/grayhawkmoms>

### Neighborhood Spring Garage Sale

**Saturday May 3, 2008**

For more information contact  
Julie Patterson  
([julespatt@msn.com](mailto:julespatt@msn.com))



## Q&A—Buescher Homes

Many residents have asked questions about Buescher Homes filing for bankruptcy. The Board has put together a list of commonly asked questions along with answers to those questions.

**Q: Is the HOA Board aware of the Buescher bankruptcy?**

**A:** Yes, the HOA Board of Directors is very much aware of the bankruptcy filed by Buescher Homes. We are working through our management company to research the issue and options.

**Q: Will the HOA cover Buescher warranties?**

**A:** No, the HOA cannot do anything about homeowner warranties.

**Q: Who will address the maintenance of aesthetics on partially built and empty Buescher lots?**

**A:** The vacant and partially built lots are private property. Any concerns with these lots should be reported to the city for resolution of trash or cleanup. The city is aware of the issue.

**Q: Does Buescher Homes owe the HOA money and what process is the HOA following to recover those funds from Buescher?**

**A:** Yes, the HOA is pursuing the Association dues owed by Buescher Homes. Once bankruptcy is filed, all matters become one of legal pursuit and the HOA has directed SBB and our lawyers to pursue all legal avenues in an effort to collect on delinquent Association Dues.

**Q: Who do I contact at the city to report these type of issues?**

**A:** Please contact Mike Crain, Senior Building Inspector at **972-292-5325**. We recommend that you have the following information when you call:

- Address of lot in question
- Details about the issue

Please note that the city does not consider vegetation a city violation until it reaches a height over 1 foot.

## No Fishing



Please note that fishing is **not** allowed in the Grayhawk community water fixtures. Despite signs that are posted, several incidences of fishing have been reported. The water features in the Grayhawk community utilize pumps that can be extensively damaged from loose fishing equipment and tackle.

Pump repairs are expensive. The Board is considering additional no fishing signs but the fastest and cheapest communication is a kind reminder and explanation of the policy.

## Grayhawk Helping Hands

Coordinates volunteers to assist residents by providing meals, babysitting, running errands etc, during times of need. Support from neighbors during events such as the birth of a baby or illness is wonderful. Let us know when you or a neighbor needs a helping hand or if you are interested in volunteering.

For more information please contact Beth Kleiber ([jtkleiber@prodigy.net](mailto:jtkleiber@prodigy.net) or **972.377.3904**)

## Crime Prevention Tip



One of the best deterrents to a criminal is light. Keep your outside coach or porch lights on at night. Motion sensor lights or digital switch timers are easy to install and inexpensive (less than \$30).

Motion sensor lights in your driveway make it easier to see if anyone is lurking around the corner.



## City of Frisco News and Updates



### Road Construction Updates

Matt Lafata's March 6th Newsletter

[www.mattlafatamarketing.com](http://www.mattlafatamarketing.com)



### State Projects

**FM 2934/Eldorado Parkway (FM 423 – DNT)** — Environmental clearance was received December 22, 2006 and TxDOT cleared City of Frisco to begin right-of-way acquisition February 2007. Some franchise utility companies have begun work and others are finalizing plans for the relocation and upgrading of their facilities. W. W. Weber will be constructing the roadway. Construction is expected to begin in mid-2008, pending movement of the utilities. Once construction begins, it is estimated to take 18 to 24 months.

### City Projects

**Panther Creek Parkway (DNT – Teel) and Legacy Drive** — This project was submitted and approved by City Council in May 2007 for expedited design and construction. Plans were completed in November 2007 and Council awarded the bid on December 18, 2007 to Mario Sinacola & Sons. Construction began January 21st, 2008 and is proceeding at an expeditious rate. Construction of Panther Creek Parkway is projected to be complete in six months. Legacy Drive should be completed by August 2008.

## May 10, 2008 City of Frisco Election Information

The City of Frisco Elections will be conducted on May 10, 2008 with early voting conducted between April 28 and May 6, 2008. On the ballot are positions for:

- Place 5-Council Member
- Place 6-Council Member
- Mayor
- Referendum "For" or "Against" the adoption of ordinance 07-08-37 regarding "The extension of hours for sale of alcoholic beverages to holders of a mixed beverage late hours permit".

**The last date to register for voting in the City of Frisco Election is April 10, 2008.**

### Early Voting Polling Locations:

Fire Station No. 4; 4485 Cotton Gin Road; Frisco, Texas  
Preston Ridge Campus; 9700 Wade Blvd; Frisco, Texas

**Early Voting:** April 28 - May 6, 2008

**Voting Hours:** 8 a.m. to 5 p.m.

### Extended Early Voting Days and Hours:

Thursday May 1, 2008 8 a.m. - 7 p.m.  
Saturday, May 3, 2008 8 a.m. - 5 p.m.  
May 5 and May 6, 2008 7 a.m. - 7 p.m.

### Election Day May 10, 2008 - Polling Locations (Voting Hours 7 a.m. to 7 p.m.)

City Precinct 1-(Denton County Precincts 117, 119, 124, 131 and 137)

Pioneer Heritage Middle School; 1649 High Shoals Drive; Frisco, Texas.

For further information, please contact Nan Parker, City Secretary at [citysec@friscotexas.gov](mailto:citysec@friscotexas.gov) or 972-292-5020.



## Mowing Program for Grayhawk Youth

With mowing season around the corner, the HOA Board is working on policies that will address unkempt vacant home lots. Fining policies will be utilized, but in extreme cases, the HOA will address the maintenance of vacant homes and charge back related fees to the lot owners.



*signed waiver will be required*). In addition to earning some extra money and learning responsibility, young residents will be involved in the HOA and learn some basic business skills (invoicing, procedures, communicating with HOA, etc.).

We are interested in finding responsible, young residents who are interested in participating. The program will begin in April, but the majority of mowing will likely occur this summer. We also need parent volunteers to help with this program. The process is straightforward and will be easy to implement, but it will need adult responsibility and oversight. We anticipate that we will need about 5-7 participants for the program and about as many adults for oversight.

Another Frisco community has implemented a successful policy in which a pool of homeowner volunteers provide the needed lawn service. In return, the volunteer is paid \$35.00 per lawn and the HOA recoups this expense from the lot owner. Mowing is rotated through the pool of volunteers in an effort to get the work done quickly and to prevent any one participant from becoming overwhelmed. This program increases community involvement and allows some homeowners to earn a little extra cash during the growing season.

We would like to implement a similar policy in Grayhawk but would like to extend the invitation exclusively to our young community residents (*a parent*

Board member, Tamara Thompson will oversee this program. If you are interested in becoming involved as an adult or have a young person that is interested, please contact Tamara Thompson (**469.261.3557** or [ironearth396@yahoo.com](mailto:ironearth396@yahoo.com))



## Frisco Neighborhood Watch

Meeting Location: **Frisco Police Station** (7200 Stonebrook Parkway)

Next Meeting: **April 21st @ 7:30PM**

Frequency: **3rd Monday of Every Month**

Find out how you can get involved in making our Grayhawk Community a happy and safe place to live through knowledge and friendship.

Meetings are **free** to attend and no involvement with FNW is required.

For more information visit [FriscoNeighborhoodWatch.com](http://FriscoNeighborhoodWatch.com)



**FNW Reflective No Trespassing/Solicitation Signs — \$8.00**

**Available at Police Station — Tuesday & Thursday 9a-3p**

**As well as at all FNW Monthly meetings**

**GRAYHAWK NEEDS BLOCK CAPTAINS!**