

Quail Creek

Homeowners Association



Newsletter- Summer 2016 Edition



Street Repair Update

Since last October when the special assessment was passed for street improvement the HOA has received full or partial payments from all but two homeowners. These payments have given the HOA special assessment fund enough dollars to proceed in procuring additional comparison bids on the work before we proceed to make sure we are getting maximum value for the residents of Quail Creek. The Board (officers and ARC members) felt this was prudent since the last bid we received on the work was almost 1 year ago and most bids are only valid for a period of 60 days from when they were quoted.

To date we have contacted six contractors. Two of the contractors did not reply, one of the contractors replied they do not work with homeowners associations, and we received three price quotes for the work orders for the crack repair and concrete section replacement.

All prices are relatively similar (See **Street Repairs** on page 2)

Please SLOW DOWN!!!

Multiple homeowners have expressed concern over speeding vehicles within our neighborhood. Please observe, encourage, and abide by posted speed limits of **20 miles per hour**. With active families and children in our community observing our speed limits is of utmost importance!

Suggested Standards for Respectful Use of Fireworks in QC

- Limit use to Friday through Monday (July 1- 4th).
- Keep the wind speed and direction in mind to help keep ordinance from exploding on neighboring homes.
- Try to finish the big & loud ordinance by 11pm (remember that some neighbors are trying to sleep).
- The following morning, conduct "trash patrol" (with permission from your neighbors) in yards, roofs, and swimming pools.

The 2015/2016 Quail Creek HOA Board of Directors

Shana Nalls, President
Casey Berley, Vice President
Rhonda Smith, Treasurer
Brad Peters, Secretary
Ken Daulong, David Fuller, &
David Hoyer, ARC

Pets

Homeowners are responsible to make sure that pets are secure on their lot and not roaming the neighborhood! The Board has received notifications regarding three dogs loose in the neighborhood. It's hot outside! For the safety of our fellow residents and the pets themselves, please fence pets in and provide plenty of water for and shade for them.

Boats/Trailers/RVs

Since Summer is prime time for boat, trailer, and RV use, homeowners are encouraged to remember that our Covenants and Restrictions allow for only 2 (two) consecutive days of storage on a lot (Article 8.5). Please recognize this requirement and consider the effect of trailer storage on your neighbors.

Factoid

Lawn & Landscape Watering

According to the Texas Water Development Board, the best time to water lawns and landscape areas is at night (after dark) and very early in the morning. Watering at these times decreases the amount of water evaporation and increases the amount water intake of the vegetation being irrigated (more bang for your water bill buck!) See the link at: <http://www.twdb.texas.gov/publications/brochures/conservation/doc/WaterGuide.pdf> for more valuable information.

Street Repairs *(Continued from front)*

to what we were told last year when the special assessment was presented to the homeowners in October. A big thank you to Cary Hughes for attaining additional contractor contacts and assisting with bids! Kudos to Kevin Court, too! He has contributed valuable professional expertise in evaluating our bids and coaching us on pitfalls to avoid. Please extend your thanks to these guys when you see them. We want them to know that they are appreciated!

What's up first? The Board has agreed that repair of the existing cracks on the streets away from the front entrance is paramount at this time to prevent further deterioration. Having these cracks filled should prevent water penetration which in turn means we should be preventing further damage for quite some time once we get this issue addressed.

We have not forgotten about the front entrance deterioration and we will continue to monitor that area carefully and make patching repairs as needed until the next batch of special assessment funds become

available. With the amount of rain received this year and the ground remaining saturated, the front entrance degradation has been slower than anticipated.

To those homeowners that have made payments towards the special assessment, thank you for your help in getting this project off the ground. Please remember if you are delaying full payment, this limits our

2016 Rebates and Incentives

Farmers Electric Cooperative helps you save money on the things that save energy! Right now, get rebates direct from Farmers when you invest in a number of different energy – saving technologies and upgrades. These include LED bulbs, air-conditioner tune ups, solar screens, and more. Find more information at: <http://www.fecelectric.com/> by clicking on Rebates & Resources.

ability to move forward with additional repairs. However, we understand that installments are necessary for some homeowners. If you have the ability to make an early payment or complete the full assessment payment, that obviously helps tremendously in the HOA Board's ability to plan the next stage of work.

We hope to see some movement on this project in the coming weeks. Please be patient as the work crews make the necessary repairs and also as we gather additional funds to complete remaining concrete replacement and repairs.