

# Bakers Branch Bulletin

## February 2010

Bakers Branch Estates Homeowners Association, Inc.  
[www.bakersbranchhoa.com](http://www.bakersbranchhoa.com)



Many of us had fun playing in the recent large snowfalls. Seeing the kids out building snow forts and giant snowmen and throwing snow balls was wonderful. Though I have to admit, I'm ready for spring and trees budding and grass growing again.

Thank you to those who turned out for our homeowners' annual meeting this month. Congratulations to board members who were elected: Dennis Cox, Carter Strey, Christy Allen, & Thomas McIntosh. Board members are elected to two-year terms. If you have any interest in serving on the Board or helping out in other ways, contact Melanie Carr at [president@bakersbranchhoa.com](mailto:president@bakersbranchhoa.com). If you were unable to make the annual meeting, detailed notes from the meeting as well as meeting minutes are available on the website at <http://www.bakersbranchhoa.com/gpage2.html>.

Heather Johnson has served on the Board for the last four years and done a wonderful job as Secretary, keeping track of all the details and volunteering in many other ways in the neighborhood as well. She is stepping down in order to spend more time volunteering with a couple of other local agencies, and we wish her well in those endeavors. Thank you, Heather, for a job well done.

Looking forward to seeing everyone out and about as the weather improves.

*Melanie Carr*

### Dates to Remember:

**Mar. 4—Town Parks & Trails  
Master Plan Mtg, 7:00**

**Mar. 17—Board Meeting, 7:00**

**Mar. 15-19 — Spring Break**

**April 21—Board Meeting, 7:00**

**April 24—Neighborhood  
Garage Sale**

**April 25—Caveman Triathlon at  
CAC**

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

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### HOA Dues were due January 31st

Invoices have gone out by email (or by mail to those without email addresses on file). If you did not receive your invoice or if you have any questions, please contact Carter Strey at [treasurer@bakersbranchhoa.com](mailto:treasurer@bakersbranchhoa.com).

We continue to offer payment by PayPal for those who prefer to use a credit card.

*Bakers Branch Outstanding Yard*

January—Banegas—1421 Currant Way



*Bakers Branch Outstanding Yard*

February—Silvia—901 Rosemary



To recommend a neighbor's yard for the Yard of the Month award, please contact Jennifer Speer at [landscape@bakersbranchhoa.com](mailto:landscape@bakersbranchhoa.com).

Please SLOW down while driving through the neighborhood!  
Especially as temperatures warm up, more children and neighbors will  
be out running, playing, and walking dogs. Help keep us safe.

## Park & Gerault Updates

We covered several update topics regarding the Parks and Trails and the expansion of Gerault at the annual meeting, and more information is covered in the meeting notes on the website. However, below is a brief summary of major points.

### **Gerault:**

Construction should begin in May 2010 and last 18 months. We'll request Town to conduct pedestrian study in spring (and notify neighbors when scheduled) so Town can determine what, if any, traffic control measures they believe are necessary based on measured pedestrian traffic.

### **Parks & landscape on Sweetwater by Community Activity Center (CAC):**

Town will add irrigation & hydromulch the berm area south of Sweetwater sidewalk by end of May; once grass established, silt fence will be taken down. Will plant several live oak trees similar to where planted last time and maybe some on top of berm—once irrigation is installed, each tree will have bubbler to keep trees watered during dry spells.

Phase I of Wilson Tract improvements to begin in October 2010 and include 8' concrete trail to connect Bakersfield with Gerault Park, pavilion/restrooms and playground with parking near fire station; expect to be 3-4 years before enough money to begin Phase II improvements. Full plan can be viewed online at [http://www.flower-mound.com/parks/drawing\\_board\\_braden\\_071008.php](http://www.flower-mound.com/parks/drawing_board_braden_071008.php).



## Calloway's Timely Tips for January and February

### Planning for Spring

January is a good time to evaluate your gardens and start planning for the Spring. Prepare a sketch of your landscape complete with all permanent fixtures including the house, sidewalks, fences and trees. Keep notes of what did well and what needs to be replaced. Remember, your landscape is a continual work in progress!

Now is the time to prune fruit trees and grapevines. Shade trees and evergreen shrubs can be trimmed to maintain shape and to remove damaged or low lying branches. Do not top Crape Myrtles; only prune to remove damaged branches. Trim summer blooming shrubs and vines to tidy their appearance. Leave a smooth cut flush with the trunk or branch from which you pruned. Apply pruning paint to cuts larger than a pinkie to prevent diseases and insect infestations.

Also, please join us for **FREE** in-store clinics on timely gardening topics. These clinics are held in every store. Become a member of the Calloway's Garden Club and you will receive email notices prior to any weather crisis. Visit [www.mytexasgarden.com](http://www.mytexasgarden.com) to join.

This is also a great time to start planning changes or additions to your landscape. Bring a sketch or photo and let our Calloway's Texas Certified Nursery Professionals assist you!

### Town Parks & Trails Master Plan Update Public Meeting

The Town of Flower Mound is currently in the process of updating the comprehensive Parks and Trails Master Plan. We are ready to present a draft of the master plan for public comment. The draft master plan is based upon citizen input solicited in October, November, and December 2009 through public meetings, emails, and surveys. Additional community feedback is crucial in formulating the final plan. A draft of the master plan will be presented for public comment at a public meeting scheduled for **7 p.m. on March 4 at Town Hall, 2121 Cross Timbers Road**. Public Hearings regarding the final version of the Parks and Trails Master Plan will begin in April. For more information, please call 972.874.6420 or email [jade.olson@flower-mound.com](mailto:jade.olson@flower-mound.com).

### Flower Mound Cares

Some neighbors have joined the above non-profit organization, working with legal counsel to prevent Centralized Wastewater Collection Facilities and their associated pipelines from being built in Flower Mound.

If you would like more information, their website is:

<http://mysite.verizon.net/fmcares/>

### Board Meetings

Board meetings are open to the homeowners. Upcoming Board meetings are scheduled for Wed., Mar. 17th, at 7:00 and Wed., April 21st, at 7:00. If you are interested in attending, please contact the Board at [admin@bakersbranchhoa.com](mailto:admin@bakersbranchhoa.com) to confirm location of meeting as we rotate hosting and sometimes have last-minute changes.

Mailing address:  
1221 Flower Mound Rd  
Ste 320, PMB 129  
Flower Mound, TX 75028

E-mail: [admin@bakersbranchhoa.com](mailto:admin@bakersbranchhoa.com)

#### **Your HOA Board**

Melanie Carr, President, 972-724-0974  
Dennis Cox, Vice President  
Dan Millner, ACC Chair  
Heather Johnson, Secretary  
Jennifer Speer, Landscape Chair  
Carter Strey, Treasurer  
Christy Allen, Activities Chair

#### **WE'RE ON THE WEB:**

**[WWW.BAKERSBRANCHHOA.COM](http://WWW.BAKERSBRANCHHOA.COM)**

If you're looking for information about the homeowners association, including our Covenants, Codes & Restrictions (CC&R's), Bylaws, Architectural Control Committee (ACC) contacts or guidelines, Board member contacts, upcoming events/dates, check into our website often for current neighborhood information. Also, we keep a neighborhood database of email addresses for use in distributing neighborhood information, neighborhood watch alerts, etc. and if you would like to be added to that database (we can keep your email address confidential), please contact us with that information at [admin@bakersbranchhoa.com](mailto:admin@bakersbranchhoa.com).

### **Quick Notes**

#### **Architectural Control Committee**

Quick reminder to file an ACC approval form (found on website) if changing paint color, adding landscape beds, pouring concrete, changing fence style, installing play equipment taller than 6', or adding on to existing structures. For more info, see ACC guidelines on the HOA website listed above or contact Dan Millner at [acc@bakersbranchhoa.com](mailto:acc@bakersbranchhoa.com).

#### **Recommend Contractors**

If you've used a contractor and been pleased with their work, consider recommending that contractor to your neighbors. Simply submit the contractor's information to Christy Allen at [activities@bakersbranchhoa.com](mailto:activities@bakersbranchhoa.com) to have it added to the neighborhood website for your neighbors' review. Thank you!

#### **Pet Etiquette**

Please remember to pick up after pets when walking through the neighborhood, and be mindful of neighbors by not allowing pets to do their business in other's yards.

### **Services & Groups**

#### **Free Mulch**

1-2-Tree will deliver a truck load of mulch for free if requested from them at 972-989-9332.

It's quite a large load, so be prepared to share with neighbors!

#### **Flower Mound Family Website**

Providing families useful and fun ideas for living life to its fullest in the great town of Flower Mound, check out the website: [www.flowermoundfamily.com](http://www.flowermoundfamily.com) and subscribe to email delivery of their newsletter if you're interested.

#### **Bunco**

Ladies, you're invited to join our Bunco group. We play the first Tuesday of each month, rotating hostesses, and would love to have you join us for a fun-filled night of dice games, conversation, great food, and prizes. For more information, contact Christy Allen at [clyons94@yahoo.com](mailto:clyons94@yahoo.com)