

# The "Creeks" Newsletter



Volume 1, Issue 5 -Summer Edition

The Creeks Homeowner Association, Inc.

## Calendar of Events

- \* **Tue, Aug. 24** - City Council Meeting
- \* **Thu, Aug. 26** - Cedar Hill Night @ The Rangers Ball-park in Arlington
- \* **Sat. Oct. 9** - Creeks of Windmill Hill Fall Festival
- \* **Sat. Oct. 30** - The City of Cedar Hill Fall Family Festival @ the CH Community Center

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## Letter from the Homeowners Association President

Hello Neighbor,

On behalf of the new Home Owners Association board, I would like to extend warm greetings to all of the residents of The Creeks of Windmill Hills! A special thanks to everyone who participated in this years elections and to the previous Board for their service to our community. On behalf of the new board; we would like to say that we are excited to have been chosen to serve and we are looking forward to continuing the efforts to improve our community.

### Your new 2010 HOA Board Officers are:

John Tabron- President  
Sherman Roberson- Treasurer  
Renee White- Secretary  
Mark Green- Assistant Secretary

With the exception of Sherman (4yrs.), who has faithfully served this board for (years), this is an entirely new venture for us. Yet we are dedicated to the roles entrusted to us. As members of your new board, we are working to improve communication and resolve some of the remaining concerns posed by the community in the past. Each member has new ideas and goals for the board and the community, but we also welcome any additional feedback that you have as well. Beginning with the end of this 3rd quarter, I will provide you with quarterly reviews of the boards endeavors of what we completed, or are tasked to complete. This will be in addition to our face-to-face meetings. We hope that you enjoy our first newsletter and thank you, again, for choosing us to serve our community!

~John Tabron

## Creeks of Windmill Hill Fall Festival

We are excited to announce that our annual Fall Festival will be held on Saturday, October the 9th. This is a free event for all residence of the Creeks of Windmill Hill.

This is a perfect opportunity for you

to get to know your neighbors while enjoying games, food and fun.

This event will be a catered event. The HOA Board will be taking bids for catering this event from various companies.

The board would love to grant this bid to one of our residence.

If you have a catering business and would like to place a bid please contact Sherman Roberson at (214) 280-7345 no later than September 2nd.

Want to Advertise your  
business in our  
Newsletter?

Only \$15 per ad

Call...214-280-7345



What's on your Mind?

Email all comments

or concerns to

creekshoa@yahoo.c

om

A good neighbor

is a fellow who

smiles at you

over the back

fence, but doesn't

climb over it.

~Arthur Baer

## Energy Consumption Tidbits

Summer is here! And with that comes heat waves and scorched landscapes, but these issues are nothing compared to the heat of our utility bills! Now we can't go without running our a/c units, but we can all be armed with the knowledge of just how much energy our household appliances put out and have a good idea where our money is being spent. Provided below are appliance averages. You can always look up the actual usage for your individual appliances.

### Cooling

3,500 watts- Central Air Conditioner (2.5 tons)

750 watts- Central A/C fan (no cooling)

### Heating

26,500 watts- Electric furnace 2,000sf (cold climate)

1,440 watts- Electric space heater (high)

600 watts- Electric space heater (low)



### More Efficient Cooling

100 watts- Floor or box fan (high speed)

90 watts- 52" ceiling fan (high speed)

75 watts- 48" ceiling fan (high speed)

### Major Appliances

4,400 watts- clothes dryer (electric)

3,800 watts- water heater (electric)

200-700 watts- refrigerator (compressor)

3,600 watts- dishwasher (washer heats water)

2,000 watts- electric oven (at 350 degrees)

I would list television, computer and video game usage, but I would then be shooting myself in the foot. Seriously, there are so many variances (screen size, Plasma/LCD DLP, etc.), it would take up too much space in this newsletter. Feel free to go to <http://michaelbluejay.com/electricity/howmuch.html> to see a complete list of appliance averages, energy-saving strategies and make use the handy energy cost calculator. You just have to know what your electricity cost is (e.g. 12 cents per kWh) and plug in your numbers to find out your appliance cost per month/year. Stay cool out there!!

~John Tabron

## Creeks of Windmill Hill New Resident Welcome

Welcome to the Creeks of Windmill Hill! We hope you will find this neighborhood just as friendly and enjoyable as we have. Our neighborhood has only 86 home sites along side Wooded Creek, where neighbors enjoy a feeling of familiarity to one another and share a strong sense of community.

Please welcome our new neighbors to the community.

Madonna Clift 1419 Delta

Tequila S. Buckley 1458 Oxbow

Willie L. & Antoinette Gillis 1446 Oxbow

**WELCOME**

## Next Neighbor Spotlight?

If you want to be featured in our Neighbor Spotlight section of our Creeks Newsletter please send an article and picture to creekshoa@yahoo.com We would love to showcase all families in our community; especially those that own small businesses. With the state of our economy, we need to help support small business, our fellow neighbors and our community.

## Security Tips



With the warming of the seasons, we all are now spending more time out doors. Unfortunately, this also applies to those interested in easy profit through crime. To make it hard and therefore unattractive for these folks to target our community be sure you take the following steps:

- Park cars in garages if at all possible.
- Keep garage doors closed, even if you are at home.
- Always lock car doors (even in the garage)
- Do not leave valuables inside your car.
- If you have to park your car outside the garage; remove your garage door opener.
- NEVER leave your keys inside the car.
- Never leave your car running unattended.
- Keep your doors locked.
- Possibly turn on flood lights occasionally to keep the neighborhood illuminated.

If you observe any suspicious activity, please call the Cedar Hill Police Department immediately.

## Yard of The Season

Guidelines for Yard of the Season:

Yards will be judged by the code compliance committee on the last Sunday of every Fourth month to determine the best kept yard. Judging shall start at noon on Sundays.

This is to let every one know when to have their yards looking their best. Judging criteria will be based on the opinions of the committee.

Criteria include Well-manicured lawns, blooming flowers, trimmed trees, and all

around landscape curb appeal. The yard chosen each quarter will be awarded a sign to display in front of their home. The winning yard will have its picture taken and be displayed on our HOA web-site .

The code compliance committee would like to encourage everyone to get out in their yards and start prepping.

Judging will take place within a couple of weeks.

**-Code Compliance Committee**



**YARD OF THE SEASON WINNER:  
It could be YOU!!**

## A Word from our Treasurer

I would like to thank everyone who has made their 2010 Creeks HOA payment. I'm also, grateful for our homeowners who have contacted me about making payment arrangements. You make my job so much easier. I know our community has been affected by the economy; that is why we are willing to make payment arrangements to help everyone satisfy their obligation. Unfortunately, we still have homeowners who haven't paid their 2010 dues and have not contacted me to make payment arrangements. If they were willing to make payment arrangements then we wouldn't have to take the next step. So unfortunately, we (Creeks HOA) are forced to take these homeowners to Small Claims Court. The Creeks HOA doesn't want to take this drastic measure, but since we have not been contacted by these homeowners, we have no other option.

Timely HOA payments from all residents are necessary to ensure that we are able to keep our community safe and beautiful. The Creeks HOA helps protect the value of everyone's home. Please call Sherman at 214-280-7345, if you need to make payment arrangements.

## Neighborhood Services

### Brush Service

Brush pick-up for our neighborhood is the 4th Monday of the Month.

Brush may be put out the Friday before pick-up after 6PM. Please do not place brush out any earlier than this. Brush does not need to be bundled, but do not place brush on water meters. You can place up to 10 cubic yards (size of a small car) of brush for pick-up. For larger amounts please call Waste Management at 972-315-5400.

**SAFETY**  
Just a friendly reminder that children are out playing. Remember to check behind your vehicle when backing out and decrease your speed while driving in our neighborhood.



### Did You Know?

That Cedar Hill requires all outdoor watering activities to occur before 10 am or after 6 pm, from May 1 thru September 30?

The total consumption of water in the City of Cedar Hill for the months of May thru September 2009 was 1,508,547,120 gallons?

The total consumption of water in the City of Cedar Hill for the year of 2009 was 3,175,714,370 gallons or roughly 191 gallons per Cedar Hill resident per day?

All sprinkler systems installed after January 1, 2009 must have a rain sensor attached to the system?

- 80% of the Earth is covered by water or ice?
- 20% of the Earth's surface is dry land?
- 97% of Earth's water is salty?
- 2% of Earth's water is frozen?
- 1% is available to drink?
- And of this 1%...
- 55% is used for irrigation
- 20% is flushed down toilets
- 15% is used in showers & baths
- 7% is used on laundry and dishes
- 2% lost through undetected leaks
- 1% is used for drinking

## The Creeks' Top 10 Code Violations

### Cedar Hill Fun Facts:

At 880 feet above sea level, Cedar Hill has the highest elevation between the Red River and the Gulf of Mexico

With almost two million visitors a year, the 1,826-acre Cedar Hill State Park is the second most visited recreation destination in Texas.

VISIT

[www.cedarhilltx.gov.org](http://www.cedarhilltx.gov.org)

**Solar Screens  
& Blinds  
469-233-6294**

### AVON!

Order in person,  
by phone or Online  
from a neighbor,  
KATHY HUNTER.  
Phone 817-937-1365 or  
send an email to  
[kat\\_wms@hotmail.com](mailto:kat_wms@hotmail.com)

**All Purpose  
Pest Control  
214-200-1311**

Our neighborhood has grown. While this growth is great for the community; in an effort to ensure all homeowners are in compliance with the Declaration of Covenants, Conditions and Restrictions for the Creeks of Windmill Hill; the Code Compliance Committee has composed a list of the top 10 code violations.

1. Vehicles parked on the street overnight. (6:6B)
2. Routine vehicle maintenance in public view lasting longer than 12 hours. (i.e. changing flats/oil )(5: 5.7)
3. Vehicles with commercial signage left overnight in public view. (5:5.7C)
4. Non-operational vehicles or vehicles with expired tags left in public view. (5:5.7E)
5. Yards poorly maintained and overgrown. Loose garbage/debris not removed in timely manner (6:16)
6. Hobbies/Interests that are disorderly or unsightly to public view (i.e. Car mechanics, card/dominoes games). (6:6)
7. Basketball equipment permanently affixed to a structure (5:5.2) or left out in public right of way or view.
8. Excessive noise or disturbances by pets . (6:6N)
9. Fences higher than 8 ft or in state of disrepair not fixed immediately (6:10)
10. Exterior surfaces in disrepair (6:16)

(References : Article #: Subsection #. Please see Creeks of Windmill Hill By-laws and Covenants for full regulations)

### Community Website

Our community is creating its very own website, where you will find a wealth of information. The website will be updated on a monthly basis with news and information pertaining to our community.



### New Code Compliance Committee

We have a new Code Compliance Committee; whose duty is to monitor and enforce the established rules and regulations of the Association.

NEW

### Members of the committee include:

Michael White  
Brian Brooks

Tiffany Ingram  
Tyrone Hunter

### When to water

Watering outdoors during the hot summer months should occur during the coolest part of the day, early in the morning or late at night. From May 1 thru September 30, outdoor watering within Cedar Hill may only take place before 10 a.m. and after 6 p.m. Other factors may require outdoor watering to be restricted further when water demands are at their peak. Visit the City website at [www.cedarhilltx.com](http://www.cedarhilltx.com) for drought stages during the warm months.

