

# GRIFFIN PARC

## NATIONAL NIGHT OUT



On **Tuesday, October 13th 2009** from 6:30 pm until about 9:00 pm, Griffin Parc residents will be locking their doors, turning on the outside lights and spending the evening outdoors with neighbors and police for the 26th Annual National Night Out.

NNO is co-sponsored locally by the Frisco Police Department, Frisco Neighborhood Watch and Target Stores. Fun events for the whole family will include bounce houses, face painting, food and fun, as well as a visit from the police, fire and other city departments/officials. Our event last year was great fun - so please join us again in the square at the corners of Westlawn Lane and Somerset Lane.

If you would like to volunteer for the event, please contact Kendra Riffe at [kdriffe@yahoo.com](mailto:kdriffe@yahoo.com).

## COMMUNITY FRONT YARD SALE



Do a little Fall cleaning and earn some extra spending cash! Griffin Parc is having a community yard sale on **Saturday, October 24th from 8:00 am till 1:00 pm**. Each neighbor will display items for sale in his/her front lawn. If you are not available that day, check with one of your neighbors to see if they can assist you with selling your treasures.

No permit is required but all signs must be removed after the garage sale. The HOA will pay for advertising in the Frisco Enterprise, Celina Record, Little Elm Journal and The McKinney Courier-Gazette.

## COMMUNITY REMINDERS

Please take a moment to review the below community reminders:

1. Please slow down when driving in the community . Watch for school zones and remember do not talk on your cell phones while driving in school zones. All people in the car must wear a seat belt.
2. Be sure to keep your dog on a leash when outside of the home or fenced in yard. Pick up your dog's waste regardless if it is on your own property, a neighbor's property, common area or vacant lot.
3. Be a good neighbor and keep the noise level to a minimum late at night or early in the morning.

*Your neighbors will appreciate the courtesy!*

## SBB MANAGEMENT COMPANY WEB PORTAL

Griffin Parc owners can view their account information, community announcements and association documents on SBB's web portal. Log on to [www.sbbmanagement.com](http://www.sbbmanagement.com) and click on the "Residents" tab and then "Owner Sign In". First time users will have to enter their last name as it appears on the association account statement you receive from SBB, their account number and a valid email address. Owners will receive an initial Resident Log In and Password which can be changed on subsequent visits to the site.

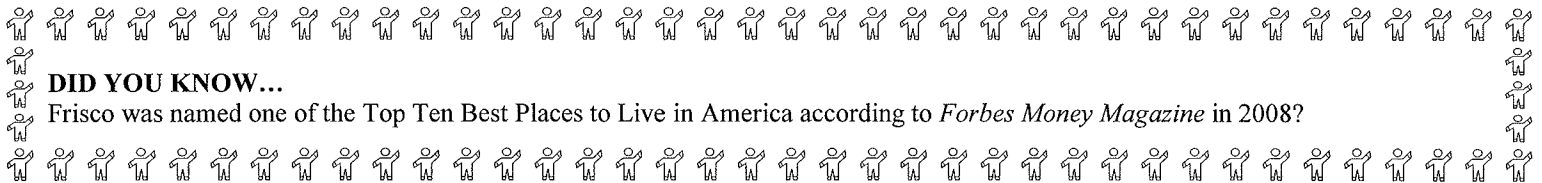
## NEIGHBORHOOD BEAUTIFICATION PROJECT

For most of us, our home is our largest investment and as such it is important that we maintain our property values. Please take some time to evaluate your property and make sure it is in compliance with the governing documents and neighborhood standards.

Duty of maintenance includes but is not limited to:

- Prompt removal of all litter, trash, refuse and waste. Please don't use your driveway or front porch as storage. Also store your trash containers in your garage out of the public view.
- Lawn mowing and edging of all curbs and edgeways on a regular basis. Weekly mowing is preferred during the growing season.
- Tree and shrub pruning. Be sure to trim branches and remove sucker growth on your trees. Shrubs should be trimmed on an as needed basis.
- Watering landscaped areas as necessary to maintain turf and vegetation in a healthy living condition. Be sure to follow Frisco water restrictions as well.
- Keeping lawn and garden areas alive and free of weeds and attractive. Shrub beds should not have grass and weeds growing inside of them. Adding mulch will help "dress up" your shrub beds and conserve moisture in the summer and add warmth in the winter.
- Repair of exterior improvements and repainting of improvements. Check your siding, doors, shutters and trim on your house to see if they need a fresh coat a paint. Maintaining your home now will save you from costly repairs later.
- Remove and replace dead or missing trees. October is a great time to plant new trees.
- Repair/replace broken fence boards, posts and lattice work. Fences should be a uniform stain color. If you make any repairs to your fence, please stain the new wood boards and or lattice work.

The curb appeal of Griffin Parc is very important especially with so many homes on the market. Your help is crucial to keep Griffin Parc one of the best places to live in Frisco. Thank you for your continued support and efforts!



### DID YOU KNOW...

Frisco was named one of the Top Ten Best Places to Live in America according to *Forbes Money Magazine* in 2008?

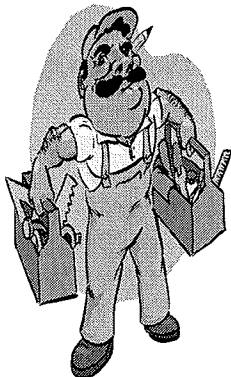
## CHECK IT OUT

The Association is a not for profit corporation that runs on your annual assessments. It is imperative that all owners pay their assessments in a timely manner so the HOA can meet all of its financial obligations.

If you need a payment plan or have questions regarding your account balance, please e-mail Vanessa Burch at [v.burch@sbbmanagement.com](mailto:v.burch@sbbmanagement.com). Payment plan requests should include specific amounts and payment dates as well as your name and address. *Thank you!*



## ARCHITECTURAL REMINDER



Before you buy a bucket of paint, install a shed, build a patio cover or go on a shopping spree at Home Depot, be sure to submit an Architectural Request and receive written approval prior to beginning any exterior modifications.

Failure to receive written approval may result in costly expenses to modify the improvement or to restore the property back to its original condition.

*Written approval is not required for planting seasonal flowers such as petunias or replacing dead landscaping.*

## COMMUNITY WEBSITE

The Board is reviewing website options for the community. Once a website provider has been selected and the website is up and running, a notification will be sent out to the community.

Thank you for your patience!

## GRIFFIN PARC COMMUNITY POOL

The community pool will be closing on Friday, October 30th for the season and will re-open in April. The playground will still be open.

The Association will have pool repairs made during this time. We appreciate your cooperation and understanding.



## HALLOWEEN HOME SAFETY TIPS

<http://www.aap.org/advocacy/releases/octhallooween.cfm>

- To keep homes safe for visiting trick-or-treaters, parents should remove from the porch and front yard anything a child could trip over such as garden hoses, toys, bikes and lawn decorations.
- Parents should check outdoor lights and replace burned-out bulbs.
- Wet leaves should be swept from sidewalks and steps.
- Restrain pets so they do not inadvertently jump on or bite a trick-or-treater.

## FRISCO ENVIRONMENTAL SERVICES DIVISION

The next *Chunk your Junk* will be held on  
Saturday, November 7th.

Check the City of Frisco website for more  
information at

[www.ci.frisco.tx.us](http://www.ci.frisco.tx.us)

## CRIME PREVENTION TIPS

- Don't become complacent because you drive a older-model vehicle. Older cars can be resold quickly or stripped for parts. A vehicle's parts are worth two to three times the value of the car.
- Put all packages and personal items out of sight. Items left in the open make your vehicle a more desirable target.
- Close all windows, lock all doors and take the keys with you. Almost 25% of stolen vehicles had the keys in them.
- Never hide a second set of keys anywhere on your vehicle. Thieves know all the hiding places.
- Never leave the vehicle running, even if you will only be gone for a second. The most common place for stolen vehicles is at convenience stores, gas stations and ATM's.
- Park in well-lighted areas. Over 50% of vehicle thefts occur at night.
- Use your garage; lock both the vehicle and the garage. Locking both doors greatly reduces the chance of theft.
- Keep your garage door opener with you. The thief may use it gain entry to your residence.
- Never leave your registration or title in the vehicle. File these documents in a safe place. If the thief has these documents the vehicle will be easier to sell.
- Park in attended lots, thieves don't like witnesses.
- Have your VIN number etched onto your windows. This makes it difficult to switch VIN numbers on a stolen vehicle.

*Tips provided by the Frisco Police Department.*

## VOLUNTEERS NEEDED

If you would like to work on social events such as National Night Out or other activities or start a newsletter or crime watch program, please let Vanessa or Dana at SBB Management know.

# SBB

**MANAGEMENT COMPANY**

8360 LBJ Freeway, Suite 300

Dallas, TX 75243

972-960-2800

972-991-6642 Fax

Vanessa Burch, CMCA®, AMS®  
Senior Community Manager, ext. 306  
[v.burch@sbbmanagement.com](mailto:v.burch@sbbmanagement.com)

Dana Jakus  
Administrative Assistant, ext. 336  
[d.jakus@sbbmanagement.com](mailto:d.jakus@sbbmanagement.com)