

Suncreek Villas



Suncreek Summer Social

The Hamburger Man heated up the grill and the homeowners heated up the conversation at the Suncreek cookout on Saturday, May 5th at the community pool.

Residents enjoyed hamburgers, cheeseburgers, grilled chicken and picnic style sides such as potato salad and baked beans.

Snowball Express, the “We shave it, you flave it” folks in

their mobile fun van was also on hand to keep things cool with their shaved ice snow cones. Guests were encouraged to create their own unique flavors by mixing several syrups. Some partiers even dared to add Pixie Stix to their snow cones to sweeten and intensify their treats and create their own explosive flavors.

The BYOB gathering was a great way for residents, espe-

cially those who are new to Suncreek Villas, to meet each other.

Thank you to Pam Strasen who kindly offered her photographic skills and photo-documented the event.

Great fun!!

Architectural Control Committee Members Needed!

The Association is still looking for three volunteers to serve on the Architectural Review Committee.

The purpose of the Committee is to review and respond to submittals of plans for modifications or improvements to a resi-

dence to promote and ensure a high level of taste, design quality, aesthetic harmony and conformity throughout the community. Committee decisions are based on the standards established by the Declarations of Covenants, Conditions and Restrictions (DCC&Rs).

Applications are reviewed using a web-based program. No meetings are required.

If you are interested, please complete the enclosed form and return it to Dana or Vanessa.

Thank you!

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Stage 2 Water Restrictions

The City of Allen is currently under STAGE 2 WATER RESTRICTIONS as mandated by the North Texas Municipal Water District.

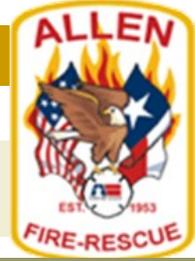
The HOA may use irrigation

systems twice weekly, if needed. The use of hand-held hoses, soaker hoses or permanently installed drip irrigation systems may be used for up to two (2) hours any day as needed for lawn and landscaping.



If you have recently planted some shrubs or flowers, you may need to hand water them to keep them thriving. The irrigation system supplements, not replaces *Mother Nature*.

Conserve when possible!



Fire Department Dispatch
214-509-4321

The pool gate code is changing on Monday, July 9th. The pool code will change from 92530 to **48162** on July 9th.

An e-mail reminder will also be sent out with the new code.

**DO NOT GIVE OUT
THE POOL CODE
TO ANYONE.**



Enjoy the BBQ... safely

As the weather fires up, so does the family barbecue grill.

Keep in mind that when charcoal is burned in grills it produces carbon monoxide. Carbon monoxide is a colorless, odorless gas that can accumulate to toxic levels in closed environments. To reduce the risk of carbon monoxide poisoning:

- Never burn charcoal inside of homes, vehicles, tents or campers.
- Charcoal should never be

used indoors, even if ventilation is provided.

- Since charcoal produces CO fumes until the charcoal is completely extinguished, do not store the grill indoors with freshly used coals.
- Never bring the propane tank into the house.
- When using barbecue grills on decks or patios, be sure to leave sufficient space from siding and eaves.

- Keep children and pets as far away from grills as possible at all times.

Everyone enjoys summertime and great food from the grill. By taking a few precautionary measures, everyone can enjoy a safe and happy cookout season!

Enjoy!

Source: www.erieinsurance.com

Mixed berry hobo packs a whollop for dessert!

Ingredients

- 1 pound (3 cups) mixed strawberries and blueberries, strawberries halved or quartered if large
- 1 teaspoon finely grated lemon zest
- 1 tablespoon lemon juice
- 1/4 cup sugar
- 3/4 teaspoon cornstarch
- 2 tablespoons unsalted butter, softened
- 4 12-inch squares of heavy-duty aluminum foil

- 4 (1/2-inch-thick) slices of pound cake
- Crème fraîche or vanilla ice cream, for serving

Directions

1. Light a grill. In a medium bowl, combine the strawberries and blueberries with the lemon zest, lemon juice, sugar, and cornstarch. Spoon 1/4 tablespoon of the butter in the center of each sheet of foil and top with the fruit. Bring 2 sides of the foil up over the fruit and fold to form a seam across the top. Fold the remaining 2 sides

to seal the hobo packs completely.

2. Grill the hobo packs over moderate heat until the fruit is sizzling, about 10 minutes.

Spread the remaining 1 tablespoon of butter on the pound cake and grill on both sides just until toasted, about 1 minute. Transfer to plates. Open the hobo packs and pour the berries and juices over the pound cake. Serve with a dollop of crème fraîche or ice cream.

Source: www.delish.com



Please call our office if you need service between scheduled visits.

What's bugging you?

HomeTeam Pest Control services Suncreek Villas' residents on the third Tuesday, Wednesday and Thursday of January, April, July and October as follows:

- Georgetown and Tarrytown – Tuesday

- Chestnut Hill and Apple Hill – Wednesday
- Southwestern and Vashon – Thursday

Termite inspections are performed annually. If you notice any activity, please contact us. Or if you are experiencing another type of pest

issue such as ants and need HomeTeam to come to your home and service between the regularly scheduled visits, please contact our office. ***Be sure to provide your name, address and a daytime phone number.***

Keep the critters out!

Suncreek Villas Pool Safety Rules

The use of the pool amenity center is intended exclusively for the residents of Suncreek Villas and their guests.

1. Pool hours: Sunday through Thursday 9:00 am – 10:00 pm and Friday and Saturday 9:00 am – 11:00 pm. Noise disturbances after these hours should be reported to the police.
2. ALL PERSONS SWIM AND USE THE POOL AT THEIR OWN RISK. THERE IS NO LIFEGUARD ON DUTY.
3. Entry to the pool shall be through the gate only. Climbing over the fence or gate is prohibited. The gate must be closed and locked at all times.
4. Children must be supervised by an adult at all times.
5. CAUTION: Water in the pool is shallow. NO DIVING ALLOWED. Running, tag games, “cannonballing” or boisterous play of any kind are not permitted in the pool area.
6. Proper swim attire is required. Cut-offs or blue jeans do not meet this requirement. Children who are not potty trained must wear waterproof swim diapers.
7. Keep music at a level that does not disturb others using the pool.
8. NO GLASS or breakable items in the pool area.
9. NO PETS of any nature are allowed in the pool area.
10. A Suncreek Villas resident must accompany all guests at all times. **No more than 8 guests per residence.** Giving out the pool access code to anyone is prohibited.
11. Do not swim if there is lightning or thunder.
12. Bicycles, roller-skates, skateboards, scooters and motorized or battery operated vehicles are not permitted in the gated pool area.
13. Use of floating tubes, rafts and toys must not interfere with the use of the pool by others.
14. Use lifesaving equipment only in an emergency. These are not play items and are to be maintained for everyone’s safety.
15. Report any vandalism or pool concerns to SBB Management Company at 972-960-2800.
16. **IN CASE OF EMERGENCY CALL 911**(emergency phone located outside the front entry gate).

Have a safe and happy pool season!



Community Updates and Reminders



Don't forget! Quarterly assessments are due July 1st

Please store your trash and recycling containers in your garage and out of public view on non-collection days. Containers should be placed outside the morning of pick-up day.

For those of you who store them in your back yard, please make sure you wash the containers occasionally so they do not cause an odor.

Homeowners are responsible for changing the *exterior light bulbs* as needed. Make a point of stepping outside as soon as it gets dark to check your garage lights. If the bulbs are burned out replace them with a clear candelabra bulb.

We need a copy of your condo policy for our files. Please provide evidence of insurance and fax it to 972-991-6642 or e-mail it to Dana or Vanessa.

Homeowners are responsible for basic townhome maintenance. Are the seals of your windows broken or does your front door need re-staining? Take a step back from your home and take a good look at it.

Please do not give out the pool code! Guests must be accompanied by a resident in order to use the pool area. And remember to clean up after using the grill.

Please be careful when driving in the community, especially at the mailboxes. Travel at the posted speed, yield to other drivers, and always stop — a full stop — at all stop signs. It's the LAW.

Keep your garage door closed, even if you are at home, to prevent theft. Be

a good neighbor. If you see suspicious activity in the neighborhood, please contact the Allen Police Department.

If you see the irrigation system running for longer than one hour in any one zone, please contact our office immediately. It is especially important to be "water wise" and conserve water whenever possible. If your call is during normal office hours we can be reached at **972-960-2800**. SBB's after hours emergency number is **972-985-8500**.

Dog owners must pick up after their pets regardless if the waste is on their own fenced in yard, a neighbor's property, the Association's property, sidewalk or open area. **Please use the pet waste station near Apple Hill Drive and Tarrytown Lane.**



Pick up after
your pooch
(he's not going
to do it for you)!



Allen Police Department

*205 W. McDermott
Allen, Texas 75013*

Phone: 214.509.4200

Non-Emergency Dispatch:

214.509.4321

Crime Tip Line: 972.727.8477

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SBB

MANAGEMENT COMPANY

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