

For assistance with community questions or concerns, please contact your community representatives at
SBB Management Company

SBB Management Company

12801 North Central
Expressway,
Suite 1401
DALLAS, TX 75243
www.sbbmanagement.com

Community Manager:
Vanessa Burch
v.burch@sbbmanagement.com
972-960-2800 X 306

Billing Questions:
Rachel Burks
r.burks@sbbmanagement.com
972-960-2800 x 372

Office Hours:
Monday – Thursday
8:30 am – 5:30 pm
Friday
8:30 am – 5:00pm

For after hour emergencies contact
our 24 hour emergency dispatch at
972-960-8500.

Griffin Parc

Winter 2020

Griffin Parc Improvements

Your Board of Directors has been working on several community projects. You may have noticed the sidewalk along Teel has been replaced with a new sidewalk that is no longer tilted. The old sidewalk will be removed shortly. The damaged common area wall along the same stretch of sidewalk is being replaced and new landscaping will be installed.

At the community pool, many changes are underway. The old wood arbors and landscaping have been removed. New larger shade covers will be installed. New coping, pool tiles and plaster will be installed as well. The deck size is going to be increased to allow for more useable space.

After completion of the above projects, the Board will be looking at Central Parc. Stay tuned for more updates!

Architectural Modification

A reminder to homeowners: any additions or exterior modifications must have prior written approval by the HOA. You can submit your application, available online at

www.sbbmanagement.com, to Vanessa Burch at v.burch@sbbmanagement.com.

It is important that you get approval prior to making any exterior changes to your home. Failure to get written approval may result in unnecessary costly expenses.



“When in doubt, fill it out.”

2021 Assessments

The assessments of \$700 are due on January 1st. Late fees and interest are added on January 15th. Late fees and interest are added every month until the balance is paid in full. Please note homeowners that receive front yard mowing through the Association will continue to **pay an additional \$389.70 plus the \$700 assessment.**



If you have any questions regarding your account, please contact Vanessa Burch at 972-960-2800 x 306 or by e-mail at v.burch@sbbmanagement.com. Thank you for your prompt payment!

Speed Limit

The Association cares for all of our residents and guests. For the safety of everyone in the community, Griffin Parc requests that all residents and visitors do not exceed **20 MPH** when driving in the community.

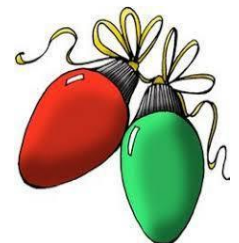
Community E-Mails

Please be sure to keep your contact information up to date. This allows the HOA to communicate community updates, announcements, meeting dates and evites. If your email or telephone number have changed, please contact Vanessa at v.burch@sbbmanagement.com.

Holiday Decorations

If you are decorating for the holidays, please be sure to plan on removing all decoration no later than 1/31/21.

Thank you for your kind cooperation!



Compliance

The Association's number one priority is maintaining and enhancing property values for all of its members. Homes and yards in need of attention can adversely affect the community's appearance, which will cause a decline in home values. The following is a collection of common compliance issues in the community.

Landscaping

- Mowing, edging, weed treatment and fertilizer needed
- Tree trimming/lifting - trees cannot block the streets or sidewalks
- Replacing dead/missing grass, shrubs and trees
- Weeding shrub beds and tree beds
- Repairing cracked or broken shrub/tree bed borders

Fences

- Weathered stained fences must be re-stained a uniform brown color
- Must be standing upright (not leaning)
- Missing or broken pickets and runners must be replaced
- Wrought iron fences and railings need to be maintained (i.e. no rust or faded/peeling paint)

House Maintenance

- Replace windows discolored or foggy
- Make sure there are no broken or cracked seals on windows
- Chimneys, siding, trim, shutters and front doors must be painted/stained and maintained properly (remember to submit ACC forms if making any changes prior to beginning work)
- Driveway/porches cannot be used for storage or discarded items
- Trailers cannot be stored in driveways and must be stored/parked out of public view

Griffin Parc Website

If you have not done so already, log on to www.griffinparchoa.com and register your account. The website has information about the community including notices for the Board of Directors Meetings, Association Documents (DCC&R's), Architectural application and also a link to pay your annual assessment.

Street Light Outage

If you have a burned out street light, please report them to CoServ at <https://www.coserv.com/Contact/Street-Light-Outage>

Talking Trash

All trash and recycling must fit inside your cart with the lid closed. If you are unable to fit all trash items inside your cart, you will need a special bulk pickup. Overloaded carts will not be collected.

Bulk trash service is offered by the City of Frisco for items too large to fit in your trash container, up to 5 items a month. Interactive maps available at www.friscotexas.gov to find out when your bulk items will be collected. Call 972-292-5900 before noon the day before your area's scheduled pick up to make arrangements.

You can find a list of what type of items will or will not be collected at bulk pick up on the City of Frisco website.

PET Ownership in the Neighborhood

Please keep your dog on a leash at all times when outside of your home or fenced in yard.



In the City of Frisco, Animal owners are legally responsible for the removal and disposal of all pet waste in a sanitary manner. Pet stations have been installed at various places in the community for your convenience.

Owner's please keep dog barking to a minimum, especially early in the morning or late at night. If you see an irresponsible dog owner, report your concerns to the City of Frisco's Animal Control Department at 972-292-5303.

Fall Maintenance Tips

- Clean gutters and downspouts
- Replace filters in your furnace
- Disconnect outside water hoses from faucets & add insulated covers
- Clean chimneys
- Clean attic, dryer and air duct ventilations
- Trim any tree limbs close to the roof of your house or neighbors
- Seal cracks around doors and windows
- Add fresh coat of hardwood mulch to shrub beds
- Change batteries in all smoke detectors, carbon monoxide devices and flash lights
- Check expiration date on your kitchen fire extinguisher or get one
- Consider getting some ice-melt or kitty litter for icy driveways & sidewalks

