



# Griffin Parc

November 2015

## Architectural Reminder

Be sure to submit an Architectural Application 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 pansies.**

If you need an application or have any questions, please contact Vanessa Burch or Dana Jakus.



## Crime Prevention

Take a few minutes to try to prevent a crime, rather than dealing with home invasions, stolen goods or vandalized vehicles.

- Park in your garage when possible, and lock the door between your home and the garage.
- Lock your car and remove valuable items from view.
- Pick up newspapers and flyers from your front yard — the appearance of an empty house invites thieves.

If you notice anything suspicious in the neighborhood, call 9-1-1 for immediate action or 972-292-6010 for non-emergencies.



## Trash Service ~ Helpful Tips

The City of Frisco provides trash and recycling services through a contract with Progressive Waste Solutions. Here are some useful tips:

- ✓ 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, call Progressive Waste Solutions at 469-452-8000 for a quote. Overloaded carts will not be collected.
- ✓ Place carts outside by 7 a.m. on your designated trash collection day. Place the trash and recycling containers no less than 3 feet apart. Items outside the cart will not be collected. Contents should be bagged and the cart lids closed.
- ✓ A "Large Item Collection" which is restricted to five items (weight restrictions also apply) must be arranged in advance. To schedule a pick up, call Frisco Environmental Services at 972-292-5900 before 12 p.m. on Friday prior to your Saturday pick up (check when calling which Saturday of the month your items will be collected).
- ✓ Residents must call in with a complete list of the items for pick up (up to five are allowed), and cannot be changed once the list has been sent to Progressive.
- ✓ Acceptable large item collection items include furniture, carpeting, wood poles, kitchen cabinets and wooden pallets. Restrictions apply; check with the city for details.
- ✓ Please pick up any loose trash left behind and dispose of it, even if it does not belong to you.



Do your part to keep the community clean and cared for!

## Griffin Parc's Website~ Stay Connected!

Check out Griffin Parc's website! If you haven't done so already, log on to [www.griffinparchoa.com](http://www.griffinparchoa.com) and register as a member. The website has information and news about the community including notices for the Board of Directors Meetings, Association Documents (DCC&Rs), architectural applications, a resident directory and also has a link to pay your annual assessments. If you have questions concerning the website, please contact Dana Jakus at 972-960-2800 Extension 336.

SBB Management Company also has a web portal where you can manage your HOA account — make a payment, check your balance — and also has forms and even check upcoming Board of Directors Meetings and other announcements. If you need assistance with logging in or you have any questions about the web portal, please contact Mark Carstensen at 972-960-2800 Extension 315.



## Please Keep Us Informed!

Please keep our office informed! If your phone number, e-mail address or mailing address has changed, please contact our office

Send your e-mail address to Dana at [d.jakus@sbbmanagement.com](mailto:d.jakus@sbbmanagement.com) to be added to Griffin Parc's e-mail blast. Community updates, announcements and reminders will be e-mailed to residents instead of mailed. We would also like your telephone number in case of an emergency, or if we need to notify you of an issue.



*Thank you for your participation!*

## ***Be a Good Neighbor by Being a Responsible Pet Parent***

Please keep your dog on a leash any time your dog is not in your home or fenced in yard, even if your pet is very well trained.

Animal owners are responsible for the removal of all pet waste deposited by his/her animal on public walks, recreation areas, private property (including your own yard). In the City of Frisco, it is unlaw-

ful for an owner to permit or allow an animal to defecate upon public or private property and fail to remove and dispose of it in a sanitary manner. There are two pet waste stations in Central Park: one at the gazebo and one at the fountain. Coming soon: a third pet waste station at Munstead!

Owners, please keep dog barking to a minimum, especially early in the morning and 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.

Thank you to all the responsible dog owners in the community!



## ***Home, Sweet, Home ~ Take Care of your Investment and Be a Good Citizen***

Are you being a good neighbor by taking care of your property? Small projects can add up to make your home look great and well-maintained. Also, fostering a sense of community by being respectful of your neighbors and their families is a great way to keep Griffin Parc a safe and beautiful place to live.

- ✓ Please slow down when driving in the community. Watch for school zones and remember not to talk on your cell phones while driving in school zones.
- ✓ Store trash containers out of public view on non-trash days. Please don't use your driveway or front porch as storage. Removing containers, especially if they have fallen over, is an immediate way to improve curb appeal.
- ✓ Pick up trash on sidewalks and streets, even if it's not your trash.
- ✓ Evaluate wood fences—repair and/or replace any broken fence boards, posts and lattice work.
- ✓ Add mulch to landscape beds to “dress” them up.
- ✓ Keep shrub beds free of weeds.
- ✓ Lift tree canopies to keep stop/street signs visible for motorists and bike riders. Keep trees trimmed away from sidewalks to allow pedestrians to walk past your home without having to duck or bend over.
- ✓ Prune trees and remove sucker branches growing at the base of the tree trunk.



***Remember to replace the batteries in your smoke and / or CO2 detectors!***

- ✓ Replace any missing trees and shrubs. Re-sod any bare places in your lawn.
- ✓ Add a fresh welcome mat at the front door for an inviting entryway.
- ✓ Maintain a regular landscape program for your yard. Mow and edge along sidewalks, house foundations, fences and curbs. Treat the grass for weeds and fertilize on a regular basis.
- ✓ Remove holiday decorations as quickly as possible after the season ends.
- ✓ Evaluate the paint on your house. Does the entire house need to be re-painted? Are the shutters and front door in good shape?
- ✓ Be sure to remove water hoses from outdoor faucets and cover the hose bib with a freeze protector to prevent damage as the weather gets colder.

Please submit an architectural application if you are making any exterior modifications to your home. If you need an application you can download it from the website, web portal or contact Vanessa or Dana.

Thank you for being a caring and responsible homeowner!

### **SBB MANAGEMENT COMPANY**

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