



Sundown Ranch HOA

SUNDOWNRANCHHOA.COM

SPRING 2010

Important Contacts

Susan Garrett,
Director of Community
Management
Ph: 469-384-2088 ext. 112
Email: sgarrett@lonestarmangement.com

Sherri Edwards,
Associate Community
Manager
Ph: 469-384-2088 ext. 126
Email: sedwards@lonestarmangement.com

Vivian Rodriguez
Account Manager
Ph: 469-384-2088 ext. 123
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Clubhouse Reservations

Mendy Howard
Ph: 469-384-2088 ext. 111
Email: mhoward@lonestarmangement.com

Spring Garage Sale

Do you have household
items you no longer need?
Then, mark these dates
—April 24th and 25th
—for the Spring

Sundown Ranch
community garage sale.



2010 Calendar of Events

Garage sale (April 23-24 and Oct 15-16)

Pool opening May 15 and closing Oct 3

Halloween party Oct 30

Craft and Vendor Fair Nov 20

Breakfast with Santa Dec 18

**** VOLUNTEERS ARE NEEDED ****

**Please contact Lone Star Association
Management if you would like to help.**

(469) 384-2088 ext 112

Craft & Vendor Fair

We are in the beginning stages of planning a craft and vendor fair, to be held in the Amenity Center, sometime in November. If you make crafts to sell or you sell a product, such as Mary Kay, Avon, Pampered Chef, here is an opportunity for you to sell your wares. Only vendors living in SDR will be allowed to sell their products at the fair. However, we will open the fair to the public to purchase items in time for Christmas.

In order to get an idea if this is worth our time, please contact LoneStar at sgarrett@lonestarmangement.com, if you are interested as either a buyer or seller.

Watch the newsletter and website for more information to come in the following months.

Pool Opening Dates



Pool Opening May 15th.

SUNDOWN
RANCH
HOA

Be considerate of others when allowing your pets are out. Do not allow excessive barking

The pool will be opening May 15th. Included are the 2010 Pool Rules. Please remember that homeowners that are not current on their accounts will not have access to the pool. To pay your assessments on line please go to w.lonestarmanagement.com.

Also, please be careful when entering the pool area to avoid climbing or removing the netting. The HOA has worked

diligently to resolve the pigeon problem and we wish to avoid the unsanitary conditions that persisted due to the birds.

The security equipment at the amenity center has been updated with the ability to review video on-line if an issues arises. If there are any problems that arise when you are enjoying the pool,

please contact Lone Star at 469-384-2088 or via email to sgarrett@lonestarmangement.com.



Calling all “Tattle Tails”!

When walking your dog, please don’t forget to pick up after them, always keep them on a leash, and don’t let them go potty in a neighbor’s yard or common area.

Many pet stores carry user friendly products that are unobtrusive, inexpensive, and even small enough to fit into your pocket to assist pet owners in the duty of cleaning up after their pet.

For the safety of your pet and others, many cities, including the City of Denton, enforce the “Leash Law” that requires pets to be kept on a leash at all times.

The HOA can fine violators of either policy per occurrence. This means that we will be calling all “tattle tails” to step up. If you see someone not picking up after their dog or letting them run loose with no leash, please contact Lone Star Management to “tattle” on the culprit! Please remember that although we never reveal a source, you can always remain anonymous.

SUNDOWN RANCH 2010 POOL RULES

Access to the pool/Amenities areas are for SDR Homeowners in GOOD STANDING and their guests. GUEST LIMIT IS 10 people. The pool CANNOT be reserved.

Guest MUST be accompanied by a Homeowner. Hours of operation for the pool are 9:00 am to 10:00 pm

RULES:

1. NO ONE under 13 years of age permitted in pool area without an adult 18 years or older
 2. NO eating, drinking or smoking while IN the pool OR AROUND the pool area
 3. NO animals allowed in pool or PLAYGROUND area
 4. Persons with infectious disease should not use the pool, but may use it only after approval of a physician.
 5. Babies in diapers are not permitted in pool. Use the rubber pants or swim diapers.
 6. Adults should not swim alone.
 7. No running or roughhousing.
 8. Children in baby pool must be supervised by an ADULT at ALL times.
 9. NO GLASS containers in the pool area.
 10. Swim wear only
 11. No abusive language, LOUD RADIO or EXCESSIVE NOISE.
 12. The Homeowners Association assumes NO responsibility for the loss, theft or damage to personal property or effect left in pool area
 13. The Homeowners Association assumes NO responsibility for ANY personal injury to ANYONE resulting from use of the pool
 14. NO rafts or other LARGE floatation devices allowed. Any Personal Floatation Device must be Coast Guard approved to be used in the pool
- Alcohol should not be consumed prior to or while using these facilities.

VIOLATIONS OF POOL RULES MAY RESULT IN DISCONTINUED POOL PRIVILEGES OR FINES. CHILDREN SHOULD NOT USE POOL WITHOUT ADULT SUPERVISION.

Any person caught abusing the rules may be asked to leave the pool and playground area.

NO DIVING!!!

If you have not received your new card key for the pool, contact the Pool Administrator at Lone Star Management, 469-384-2088. Only one card key per home will be issued. Replacements for lost keys and additional keys will be available at a later date for \$50.00 each. Card keys will only be issued to homeowners that have paid their homeowner assessments in full.

Cards may be de-activated at anytime for unpaid assessments.

Pay your assessments on-line

“Cooking Rule...if at first you don’t succeed, order pizza”
anonymous

Lone Star Web Portal

We see new homeowners are regularly signing on to the new website. Don’t stop at just signing on. On the My Profile page in the box to the right under Privacy, check include in directory! Also, if hide address is checked, uncheck it! Under notes you may type in your spouse’s name. Lone Star only

records one name of a couple.

Then take a look at the features available! Under Account information, click on the two tabs: **check your transactions with Lone Star** and **view your covenant applications**. Look at the calendar and announce-

ments to see what’s going on in our community.

If there is anything that **YOU** would like to see on the website, please contact Lone Star Management.



Recipes

Green Beans With Red Onion

and Mustard Seed Vinaigrette

Ingredients

- 3 tablespoons olive oil
- 2 tablespoons mustard seeds
- 1/3 cup red wine vinegar
- 1 tablespoon sugar
- 1 medium red onion, thinly sliced
- 1 1/2 pounds green beans, trimmed

Method

- 1.Heat 1 tablespoon oil in a heavy skillet over moderate heat until hot but not smoking, then cook mustard seeds, stirring, until they pop

- and are 1 shade darker, about 2 minutes. Transfer oil with seeds to a large bowl.
- 2.Simmer vinegar and sugar in a small saucepan, stirring, until sugar is dissolved, then cool 5 minutes.
- 3.Heat remaining 2 tablespoons oil in cleaned skillet over moderately high heat until hot but not smoking, then cook onion, stirring, until golden brown, 8 to 10 minutes.
- Remove from heat and stir in vinegar, then add to mustard oil in large bowl.
- 4.Have ready a large bowl of ice and cold water.

- 5.Cook beans in a pot of boiling salted water until crisptender, about 5 minutes. Drain in a colander and plunge into ice water to stop cooking, then drain well.
- 6.Toss beans with vinaigrette and salt and pepper to taste.

Serve at room tempera-



ture or chilled.

Yield: 8 servings

Timely Tips for Gardeners

From Calloway's Nursery

Many gardeners are looking for ways to get the most out of gardening and landscape enjoyment while preserving and protecting our environment.

Earth-Kind™ gardening uses research-proven techniques to achieve this and it can be done in any home garden. The objective of Earth-Kind™ gardening is to combine the best of organic and traditional gardening and landscaping principles. Begin with proper flower bed preparation. Amend your soils with organic compost and expanded shale to open up and aerate clay soils. Use seeds and plants which have been proven to thrive in our Texas weather and always top-dress all plantings with a 2 to 3 inch layer of mulch.

Earth-Kind™ is an important designation given to select roses by the Texas A&M University Agriculture program. Earth-Kind™ Roses have been through rigorous statewide testing and evaluation by a team of horticultural experts. They tend to be drought tolerant, disease resistant and overall low maintenance. These roses produce abundant blooms and beautiful foliage. Our most popular Earth-Kind™ variety is 'Knock-Out®' which will grace your landscape with cherry red blooms until the first hard frost.



We will be hosting a free clinic in every store on Earth-Kind™ Gardening on Saturday, April 17th at 10:15 am. Join us to learn more about this environmentally friendly way to garden! Go to

<http://mytexasgarden.com/index.php/free-clinics/> for a complete list of our FREE in-store clinics. Visit www.mytexasgarden.com for more gardening tips, information and to become a member of our Garden Club!

Success in the garden made fun and easy at Calloway's Nursery!

“All gardening is landscape painting.”

APPLICATION FOR ARCHITECTURAL CHANGE

TO: Sundown Ranch Owners Association, Inc. - Architectural Review Committee
c/o Lone Star Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034
Office: 469-384-2088 Fax 469-384-4653

Account #

NAME:

ADDRESS:

PHONE: _____ EMAIL: _____

Directions: (Please print or type)

Please use area below to briefly describe all proposed improvements, alterations or changes to your lot or home. Attach required detail by sketches, drawings, clippings, pictures, catalog illustrations and other data. Show location of item on your property on a copy of the survey. Application and accompanying forms must be submitted in duplicate via certified mail or hand delivery to the above representative.

Three horizontal lines for providing directions.

Signatures:

Consent is required from at least the owners of four (4) properties who are most affected because they are adjacent and/or have a view of a proposed change. Should you disapprove, please indicate with the reason for your disapproval noted in the comments section. Your signature indicates an awareness of your neighbors' intent to make the proposed change and does not constitute or indicate approval or disapproval by the committee.

Name: _____
Address: _____
Comments: _____

Name: _____
Address: _____
Comments: _____

Name: _____
Address: _____
Comments: _____

Name: _____
Address: _____
Comments: _____

Owners Acknowledgments:

- 1. . . . that no work on this request shall commence until I have received written approval of the Architectural Control Committee;
2. . . . that any construction or exterior alteration undertaken by me or in my behalf before approval of this application is not allowed; that; if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and that I may be required to pay all legal expenses incurred;

- 3. . . . that any construction or exterior alteration undertaken by me or in my behalf before approval of this application is not allowed; that; if alterations are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part; and that I may be required to pay all legal expenses incurred;
- 4 . . . that any approval is contingent upon construction or alterations being completed in a workmanlike manner;
- 5. . . . that members of the Architectural Control Committee are permitted to make a routine inspection;
- 6. . . . that there are architectural requirements covered by the Covenants and a review board process as Established by the Board of Directors;
- 7. . . . that the alteration authority granted by this application will be revoked automatically if the alterations requested have not commenced within thirty (30) days of the approved date of this application and completed within sixty (60) days unless otherwise approved by the ACC and Board of Directors.
- 8. . . .that all proposed improvements must meet city, state and local codes. My signature indicates that these standards are met to the best of my knowledge. I understand that applications for all required building permit(s) are my responsibility;
- 9. . . . that any variation from the original application must be resubmitted for approval.
- 10. . . . if approved, said alteration must be maintained per the Declaration of Covenants, Conditions and Restrictions.

Owner/Applicant Signature: _____

Date: _____

- Attachments: () Sketch, photo, catalog illustrations, etc.
- () Copy of survey marked with change being requested.

FOR COMMITTEE USE ONLY

ARCHITECTURAL CONTROL COMMITTEE _____Approved _____Disapproved

Signatures: _____

Comments: _____

BOARD OF DIRECTORS _____Approved _____Disapproved

Signatures: _____

Comments: _____

2500 Legacy Drive
Suite 220
Frisco, Texas 75034

**Sundown Ranch Homeowners
Association**



DON'T FORGET YOU NEED APPROVAL

Any alterations or improvements to your home that you plan to make this year must be approved by the ACC Committee prior to work being performed. This includes items like sheds, landscaping, patio covers, arbors, play structures, any paint changes on the exterior of your home, etc. We have enclosed an ACC Application for you or you can also access the application in this newsletter or on the website at www.sundownranchhoa.com if you have any questions about the ACC process or your application, please feel free to contact Susan Garrett or Sherri Edwards at 469-384-2088 or via email to sedwards@lonestarmangement.com.