

Sundown Ranch Newsletter



Don't Feed the Birds!!! As anyone who has ever visited the pool/play area knows, there is a bird/pigeon problem. The problem with the unwanted birds is that it creates an unsanitary and dirty play area for anyone trying to enjoy the play area. The Board has tried many things over the years but the following will now occur in hopes of controlling this issue.

- The areas will be power washed once a week in the off-season and two to three times per week during pool season.
- Netting will be installed in place of the fishing line.
- Signs have been posted requesting any visitors to the area to **NOT FEED THE BIRDS**. Feeding the birds only counters the work being done to prevent them from returning and creating a mess.

If you use the play area, please throw all food and trash in the covered garbage cans or remove all of your food and trash from the area entirely.



URGENT CALL FOR VOLUNTEERS!

There are many events that Sundown Ranch has through out the year but volunteers are needed. This year's calendar of events includes:

- Easter Egg Hunt—April 11th at 10:00 a.m.
- Spring Garage Sale—April 24th and 25th
- Fall Garage Sale—October 16th and 17th
- National Nite Out—October (Date to be announced)
- Halloween Event—October 31st
- Christmas with Santa—December 19th (Time to be announced)

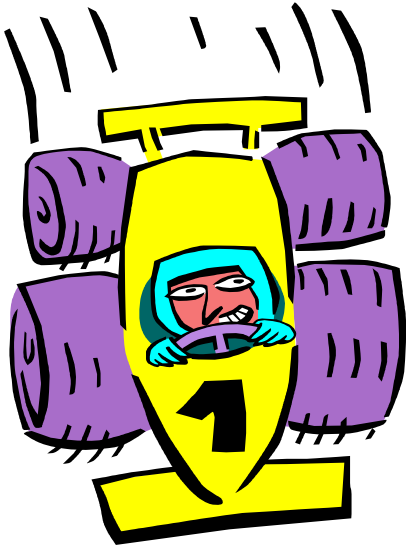
Without enough volunteers, some events may need to be cancelled. The 2008 Breakfast with Santa was cancelled due to a lack of volunteers. Please don't allow any of the events above to be cancelled as well.

If you would like to help with any Sundown Ranch event, please contact Susan Garrett with Lone Star!

Thank you for your participation in our wonderful HOA!

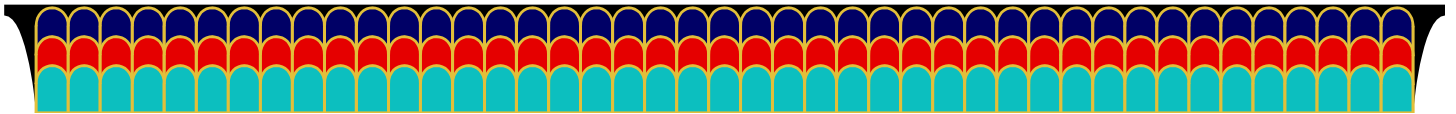


Don't forget to visit the website!
www.sundownranchhoa.com



Speeders, speeders everywhere —
SLOW DOWN!

The Board would like to remind everyone to watch their speed while driving through the community especially along Clubhouse which can seem like a race track at times.



Kids Corner - The Board would like to add a section regarding the terrific kids in the Sundown Ranch community. If you have any interesting items and pictures regarding your kids and their activities please contact or email your story to Carrie Montgomery at cmontgomery@lonestarmangement.com.



Don't forget about the website, www.sundownranchhoa.com. To reduce paper waste and expenses, we would like to give you the opportunity to chose the method of newsletter delivery. Please go to the website and click on NEWSLETTER. If you want to read the newsletter on the website, please leave your email address. You will be notified when the next newsletter is available. We will continue to send paper copies to those homeowners who do not wish to view the newsletter online or do not have online access.

ALLOWAY'S TIMELY TIPS FOR FEBRUARY



Have your soil tested so you are only applying the nutrients which are needed. Calloway's Nursery is offering two FREE soil tests to every customer through February. Visit your nearest store for two free soil test forms. For optimum results, prepare your soil before planting.

Don't forget that Valentine's Day is approaching. Calloway's Nursery has fresh, living flowers for that special someone in your life. Give roses which can be planted and enjoyed year round or a container of cool seasonal color for an immediate impact on your porch or patio. Houseplants in attractive ceramic pots provide long lasting enjoyment for indoors. The list is endless, let your imagination grow green!

Also, please join Calloway's for FREE in-store clinics on timely gardening topics. These clinics are held in every store.

- * Saturday, February 21st at 10:15 am — Organics 101—Learn how to organically garden!
- * Saturday, February 28th at 10:15 am — Lawn Care—Be the envy of your neighbors. Learn what it takes to have a beautiful, healthy lawn.



Don't forget about the website...
www.sundownranchhoa.com

Yard of the Month Winners!



The Yard of the Month Winners for Holiday Decorations in December were Jennifer and Brandon Fowler at 3613 Ranchman.

Please remember, your holiday decorations should have been removed by January 15th. These should be removed as soon as possible or reminders will be sent by Lone Star Association Management.

The next Yard of the Month will be in April. Prepare now for a beautiful yard in April. The Yard of the Month winners receive a \$50.00 gift card from Calloways Nursery.

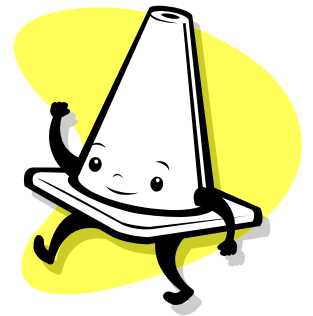
Thank you to all of our 2008 winners!

Please Don't Feed The Birds!

Parents

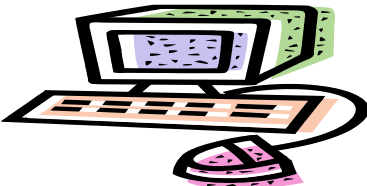


If you have children that will be playing out front you can purchase and place orange cones in the street to help give your children a little extra safety.

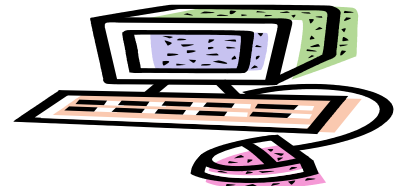


Give us reasons to celebrate.

Please email birth information, graduation information or a proud accomplishment you would like to share to cmontgomery@lonestarmanagement.com.



Check It Out - Check It Out
www.sundownranchhoa.com



- For any questions regarding Gas Well royalties, please contact Jess Gilmore with Endeavor Energy, Midland, Texas at (432) 687-1575.
- The pool will be open from May 2nd through October 15th.
- The Fees for the Amenity Center have been changed. At the request of homeowners, the Board of Directors agreed to lower the rental fee back down to \$25.00 for all Sundown Ranch homeowners in good standing. There is also a refundable security deposit of \$150.00 to ensure the facility is used appropriately and is returned to it's proper state. Your security deposit will be refunded after inspection of the room.
- The Amenity Center is available on a first come/first serve basis. If a group would like to use the Amenity Center, a Sundown Ranch homeowner must be a part of that group and present at all times. To utilize the Amenity Center, please contact Lone Star Association Management.



ANNUAL HOMEOWNERS MEETING

Thank you to everyone who attended the Annual Meeting as we were able to hold the meeting on the first try, although by a very narrow margin. One new Board member was elected. David Lebsack was elected and replaced Brad Powell. Your Board of Directors and their positions are listed below.

Board of Directors

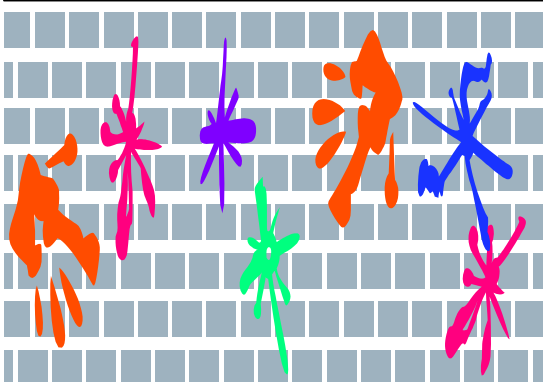
Rosanne Ciccica - President
Rciccica@cccd.edu

Steve Maglisceau – Treasurer
magliskr@peoplepc.com

Laura King – Vice President
msmay5@yahoo.com

David Lebsack – Member at Large
dblebsack@gmail.com

Josh White – Secretary
josh@dentonhomeguide.com



GRAFFITI, GRAFFITI, GRAFFITI It's everywhere! Up and down Teasley!

What can you do as a homeowner in Sundown Ranch and as a citizen of the City of Denton? CALL CODE ENFORCEMENT at 940-349-7819 and report any incident. It is up to all of us to stop these thugs from destroying our neighborhood!

www.sundownranchhoa.com



Lone Star Association Management, Inc.

2500 Legacy Drive
Suite 220
Frisco, Texas 75034

**IMPORTANT
HOA CONTACTS**

Director of Community Management

Susan Garrett
sgarrett@lonestarmangement.com
469-384-2088 ext. 105

Administrative Assistant

Michelle Rose
mrose@lonestarmangement.com
469-384-2088 ext.131

Account Manager

Jessica Landry
jlandry@lonestarmangement.com
469-384-2088 ext. 107



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**ARCHITECTURAL
REMINDER**

Please keep in mind that any exterior modification made to your lot requires the approval of the Architectural Control Committee.

The Committee will review requests submitted to Lone Star and will render a decision within 15 days as outlined in the Governing Documents for Sundown Ranch. Please keep this time frame in mind when planning home improvement projects.

Failure to obtain ACC approval PRIOR to construction may result in fines, penalty or both.

To obtain a Modification Request please contact Lone Star Association Management.