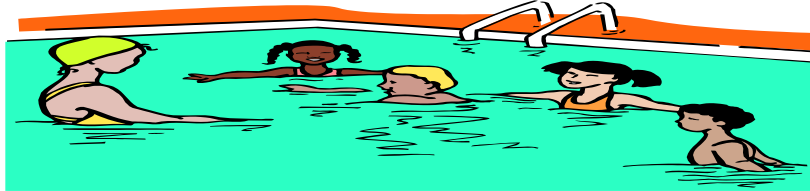


# Sundown Ranch Newsletter



## Attention Pool Goers! Please Join The Pool Committee! Pool News!

The pool has only been open a few weeks and already we are experiencing important items that need to be addressed. The biggest concern is all of the unaccompanied children, and teenage trespassers jumping the fence to access the pool. Sundown Ranch is forming a Pool Committee to discuss and resolve these situations as they arise, as well as revise the current pool rules. We also need volunteers to monitor activities in the pool area. Monitors will remove trespassers, children that are there without adult supervision as well as anyone that is not following the posted rules.

This will take very little of your time! There will not be regular meetings and monitors will be volunteers who are already at the pool that will enforce the rules so that we can all enjoy our time at the pool this summer!

Even if you do not become an “official” committee member or monitor, EVERY HOMEOWNER has the authority to remove disruptive residents or unaccompanied children, anyone without a key card (Yes, you can ask!), and anyone trespassing or jumping the fence. Thank you for your care and consideration in ensuring a comfortable, enjoyable, and safe summer at the pool!

**If you would like to join the pool committee please contact Laura at 940-271-2828.**

**FYI** - Your HOA dues pay for the recreational center and the pool. Your dues must be current to use the pool area. It is everyone’s responsibility and right to monitor the activities that go on in our community. As of June 1st, your old pool key will no longer work and you will have to have your new pool card. Make sure you returned your pool waiver to Lone Star.



Our website is finally up and running, [www.sundownranchhoa.com](http://www.sundownranchhoa.com). To reduce paper waste and expenses, we would like to give you the opportunity to choose 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.

# CALLOWAY'S CHECK LIST FOR THE SUMMER MONTHS



## *Tips for a June Butterfly Garden*

*Attracting butterflies to your garden is easy. Select foliage plants as food for the larvae or caterpillar, and flowering plants to provide nectar for adults. Butterflies are attracted by fragrance, flower-shape and color. As they travel from flower to flower they collect and transfer pollen.*

Choose a location with plenty of sun and protection from strong winds. A planting along a wall, building or hedge is ideal. Because butterflies are cold-blooded, they need to warm themselves on cool mornings before they can fly. Add a supply of dark rocks or mass of dark pebbles to collect the morning sun for the butterflies to rest and warm up. Sink a container full of sand or gravel into the ground and keep it moist. This will serve as a resting spot for some to drink and obtain minerals

Start your butterfly bed by improving the soil. Till Calloway's 100% Organic Compost into your garden soil. After planting, mulch your flowerbeds with 3 to 4 inches of Calloway's premium mulches. You will eliminate weeding, reduce watering, keep the soil from cracking, and protect roots of plants by maintaining cooler soil temperatures.

Butterflies are mostly active in mid and late summer, so you should make sure that you have lots of nectar-rich plants and flowers blooming by then. If you plant large sections of flowers that are the same color, it will make it easier for them to find your garden. You should plant flowers that will bloom at different times of the year and ones that bloom even at different times of the day and night, this way, you will always have something in bloom and they will always be attracting butterflies. Attached is a list of plants which do well in Butterfly gardens.

With a little planning, you can create a garden that will attract butterflies. There is a world of exotic butterflies out there flying freely so offer a haven to these fabulous creatures and happy watching!

[www.sundownranchhoa.com](http://www.sundownranchhoa.com)

The April Yard of the Month Winner was  
Mary Poulter at 2721 Hereford.

The May Yard of the Month Winner was  
(to be announced)



*Calloway's Nursery  
Butterfly Gardens*



Provide plants for nectar (blooms) and food (foliage).

**Blooming Plants-For Nectar:**

**ANNUALS**

Impatiens  
Lantana  
Marigold  
Pentas  
Petunias  
Salvia  
Scabiosa  
Tropical Hibiscus  
Zinnias



**PERENNIALS**

Butterfly Bush (Buddleia)  
Acanthus  
Asters  
Bee Balm (Monarda)  
Butterfly Weed (Asclepias Tuberosa)  
Purple Coneflowers (Echinacea)  
Coreopsis  
Daylilies  
Gaillardias  
Turk's Cap (Malvaviscus)  
Yarrow (Achillea)  
Gaura (Whirling Butterflies)  
Gayflower (Liatris)  
Lavender  
Penstemon  
Rudbeckia  
Salvia greggii  
Sedum  
Summer Phlox (Phlox paniculata)

**SHRUBS**

Abelia  
Bird of Paradise (Caesalpinia)  
Esperanza (Tecoma)  
Hebe  
Althea (Rose of Sharon)  
Mountain Laurel

**VINES**

Wisteria  
Carolina Jessamine  
Coral Honeysuckle  
Goldflame Honeysuckle

**Host-plants—Foliage Eating:**

**ANNUALS**

Dill  
Fennel  
Parsley  
Passionvine



## Educational Travel is making a Difference

“Tell me and I will forget. Show me, and I will remember. Involve me and I will understand forever.” *Confucius*

Student’s understanding of history is being enhanced by teachers who are making the study of history more exciting, interesting, and engaging. After all, Chemistry, Biology, Physics, Mathematics, Foreign Languages, and English curricula require a lab component in which students practice concepts learned in the classroom. History’s laboratory is America!

Educational Travel has given teachers the opportunity to expand the classroom and provide a hands-on learning environment to the students. By visiting battlefields, landmarks, and historical attractions found in every state in our country, students can experience first hand the events that shaped our Nation. Travel is making a difference.

Professional Educational Travel Tours are making this possible. From the historic monuments of Washington DC, to the adobe walls of The Alamo in San Antonio; from the vast wilderness of Yosemite to the magical wonder of Disney; from the rugged mountains of the Pacific Northwest to the swampy marshes in Everglades National Park, FL. Your itinerary is custom designed to meet your educational needs and budget. The lessons taught will be remembered for a lifetime!

Toni Abernathy  
940-206-4819

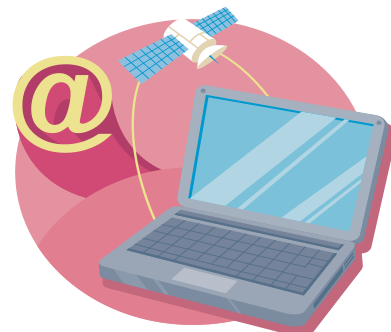
[www.wonderlandtravels.com](http://www.wonderlandtravels.com)

Experience Your Travel Destination

### **Attention:**

The pumps at the sewage lift station at Sundown Ranch are stopping up on an almost daily basis. This is causing a great deal of time and expense by the city to maintain flow at this station. The Board would like to request residents make sure they are not flushing any swim diapers, diapers, any heavy materials or any other inappropriate items into the system.

Please visit the new website!  
[www.sundownranchhoa.com](http://www.sundownranchhoa.com)



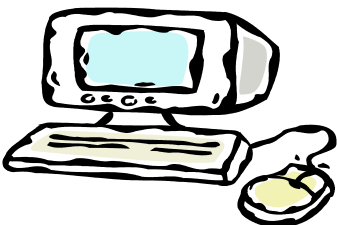
## 8 Quick Fixes to Increase Value

To attract buyers, sellers must up the ante to convince them that their property offers what many want most — top value for dollar expended. Here are eight fast fixes:

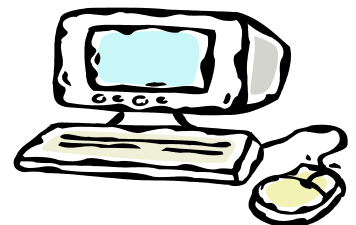
1. Buff up curb appeal. You've heard it before, but it's critical to get buyers to want to look on the inside. Be objective. View your home from the street. Check the condition of the landscaping, paint, roof, shutters, front door, knocker, windows, house number, and even how window treatments look from the outside. Add something special — such as big flower pots or an antique bench — to help viewers remember house A from B.
2. Enrich with color. Paint's cheap, but forget the adage that it must be white or neutral. Just don't get too avant-garde with jarring pinks, oranges, and purples. Choose soft colors that say "welcome," lead the eye from room to room, and flatter skin tones. Think soft yellows and pale greens. Tint ceilings a lighter shade.
3. Upgrade the kitchen and bathroom. These make-or-break rooms can spur a sale. But besides making each squeaky clean and clutter-free, update the pulls, sinks, and faucets. In a kitchen, add one cool appliance, such as an espresso maker. In the bathroom, hang a flat-screen TV to mimic a hotel. Room service, anyone?
4. Add old-world patina. Install crown molding at least six to nine inches in depth, proportional to the room's size, and architecturally compatible. For ceilings nine feet high or higher, add dentil detailing, small tooth-shaped blocks used as a repeating ornament. It's all in the details, after all.
5. Screen hardwood floors. Buyers favor wood over carpet, but refinishing is costly and time-consuming. Screening cuts dust, time, and expense. What it entails: a light sanding, not a full stripping of color or polyurethane, then a coat of finish.
6. Clean out, organize closets. Get sorting — organize your piles into "don't need," "haven't worn," and "keep." Closets must be only half-full so buyers can visualize fitting their stuff in.
7. Update window treatments. Buyers want light and views, not dated, fancy-schmancy drapes that darken. To diffuse light and add privacy, consider energy-efficient shades and blinds.
8. Hire a home inspector. Do a preemptive strike, since busy home owners seek maintenance-free living. Fix problems before you list the home and then display receipts and wait for buyers to offer kudos to sellers for being so responsible.

Don't want to sell now? Follow these tips anyway. You'll get to enjoy the fruits of your labor now and be that much more ahead of the game later when you are ready to sell!

Need some real estate advice or have a question? Call Linda Pugh at 940-453-9474.



Hey! Check me out...  
[www.sundownranchhoa.com](http://www.sundownranchhoa.com)





Don't forget to check out [www.sundownranchhoa.com](http://www.sundownranchhoa.com)

**Home Leasing**

In April, an Open Meeting was held to amend the Sundown Ranch Covenants, Conditions and Restrictions. Currently, individuals and investment companies are able to purchase homes for the intent to lease the home for income. The amendment would have changed the CC&R so anyone purchasing a home in Sundown Ranch would be required to live in the home for a period of one year before they would be eligible to lease the home. This amendment did not pass due to the minimum number of votes in favor of the amendment were not met. A minimum number of 44 votes in favor of the amendment were needed and the final vote was 41 in favor and 26 against.

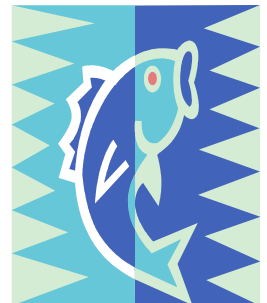
If homeowners do feel strongly about limiting the number of new managed properties for lease, and want this amendment to pass, another meeting may be held in December. Please do not hesitate to have your voice heard on this issue.

***Saturday June 14, 2008 9:00 a.m. to 11:00 a.m.***  
**(Rain date-Saturday, June 21st)**

**At the Sundown Ranch Pond — Look for the awning & tables**



**Catch and Release  
Fishing  
Tournament**



**Open to Sundown Ranch residents of all ages!**

**Bring your rod and reel, tackle and bait.**

**Lures, artificial worms & bread work great!  
(No Live Bait Please)**



**Free:**

**Refreshments  
Awards**

**Prizes  
Fun**

**Sponsored by Realtor Linda Pugh**

Please note this is not a Sundown Ranch Event



**Caution!!** —Drive safely through our neighborhood. There has been big concerns regarding the intersection of Mustang and Sundown Blvd. With the road opening up on Clubhouse, residents have concerns with drivers speeding!  
Please remember to be aware of your surroundings throughout our subdivision.

**Keep Kids Alive—Drive 25 !!!**

***Give us reasons to celebrate.***

*Please email birth information, graduation information or a proud accomplishment you would like to share to [pavlos@lonestarmangement.com](mailto:pavlos@lonestarmangement.com).*

**Sundown Ranch**

Calling all moms and babies!!

It would be wonderful to have a community network of moms and babies for play dates in our own neighborhood!

Please join us on June 16th at 2:00 PM in the Community Center so we can get to know each other!

**This is for babies age 2 and under.**



**Mommy & Me!**

The Mommy and Me can be expanded for older children in the coming months. If anyone with an older child would like to volunteer to organize/host play dates for older children please contact Laura at 940-271-2828.

[www.sundownranchhoa.com](http://www.sundownranchhoa.com)

***Board of Directors***

Brad Powell - President  
[powellbw@aol.com](mailto:powellbw@aol.com)

Josh White – Treasurer  
[josh@dentonhomeguide.com](mailto:josh@dentonhomeguide.com)

Laura King – Vice President  
[msmay5@yahoo.com](mailto:msmay5@yahoo.com)

Steve Maglisceau – Member at Large  
[maglisk@ev1.net](mailto:maglisk@ev1.net)

Rosanne Ciccica - Secretary  
[Rciccica@cccd.edu](mailto:Rciccica@cccd.edu)



*Lone Star Association Management, Inc.*

2500 Legacy Drive  
Suite 220  
Frisco, Texas 75034

---

**IMPORTANT  
HOA CONTACTS**

**Community Manager**

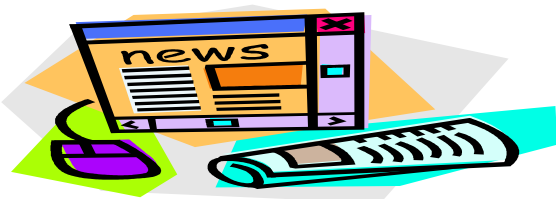
Pam Avlos  
pavlos@lonestarmanagement.com  
469-384-2088 ext. 112

**Administrative Assistant**

Sybil Swan  
sswan@lonestarmanagement.com  
469-384-2088 ext. 115

**Account Manager**

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



[www.sundownranchhoa.com](http://www.sundownranchhoa.com)

**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.