



# CRAIG RANCH COMMUNITY ASSOCIATION

*Living the Dream!*

7850 Collin McKinney Parkway, Suite 103  
972-548-9191

## August 1, 2023- August 31, 2023 Management Report

### Architectural Covenant Changes (ACC)

Service Area	Approved	Approved w/ Stipulations	Denied
500 Master	9	3	8
502 Estates	2	1	1
503 Grove	5		1
504 Hemingway	7	3	1
505 North	8	4	14
507 Southern Hills	16	2	4
508 Spicewood		1	1
509 Trails		1	
510 WB	1		2

### Craig Ranch Living Email Blasts

7/28/2023	All Residents	Craig Ranch Community News – July 28
8/4/2023	CR North	Craig Ranch North – Pool Rules
8/4/2023	All Residents	Craig Ranch Community News – August 4
8/7/2023	Hemingway	Hemingway – Pool Information
8/10/2023	Estates	Heron Bay Exit Gate is Broken
8/11/2023	Estates	Heron Bay Exit Gate is Closed
8/11/2023	All Residents	Craig Ranch Community News – August 11
8/14/2023	Estates	Heron Bay Exit Gate is Operational
8/18/2023	All Residents	Craig Ranch Community News – August 18
8/23/2023	CR North	Craig Ranch North Pool Schedule Information
8/23/2023	Hemingway	Hemingway Pool Schedule Information
8/25/2023	All Residents	Craig Ranch Community News – August 25
8/30/2023	CR North	Proper Disposal of Unused Paint

### Lifestyle Event Recaps

Date	Event	Attendance
8/1/2023	August Bingo	35
8/3/2023	Popsicles and Popcorn Kids Bingo	38
8/23/2023	Creekside Neighborhood Social	24
8/31/2023	Liberty Hill Neighborhood Social	13



**Portfolio Manager:** David B. Meyer dbmeyer@cmamanagement.com

**Property Information**

**Number of Units:** 1103

**Number of Resales:** 14

**Financial Summary**

**Account Balances**

**Total Operating Accounts** \$1,702,922.54

**Total Reserve Accounts** \$685,311.24

**Total Cash on Hand** \$2,388,233.78

Total Income	Month To Date	Year To Date	Annual Budget
<b>Total Revenue</b>	\$262,951.93	\$1,989,780.16	\$2,928,677.83
<b>Total Expense</b>	\$231,436.28	\$1,800,919.42	\$2,928,677.83
<b>Net Income/Loss</b>	\$31,515.65	\$188,860.74	\$0.00

**Collections**

Collection Status as of 09/15/2023	Number of Owners	Balance
Default Letter - First Class & Certified	4	\$ 287.42
Reminder Letter	2	\$ 632.46
Request Demand	1	\$ 6,540.20
Request Foreclosure	6	\$ 25,572.11
Request Notice of Lien	3	\$ 2,397.29
<b>Homeowners on Payment Plans</b>	<b>3</b>	<b>\$3,830.61</b>
<b>Total:</b>	<b>16</b>	<b>\$ 35,429.48</b>

**Percent Delinquent:** 1.45%

**Upcoming Management Plan Items - 9/15/23 - 10/4/23**

Plan Item	Date	Responsible Party
Common Area Inspection - Sep	09/28/2023	Management Company
Insurance Renewal	10/01/2023	Management Company

**Manager Action Item Updates:**

**Manager Action Items**

**Open Items:** 19

**New Items:** 15

**Closed Items:** 13

**Manager Action Items**

Description	Due Date	Status
Design Guideline Re-Write	11/01/2023	In Progress
Update/re-write of Master Design Guidelines to make the ACC submission process more efficient for owners and the DRC.		
9/5/2023 1:53:39 PM	Draft 2 review to be scheduled with Board and DRC for 9/28/2023.	
8/7/2023 12:59:55 PM	Review of RED items Complete. Draft 2 to be presented. Date TBD.	

7/31/2023 12:22:04 PM	Final review of RED items scheduled for 8/3/2023.	
7/25/2023 10:44:44 AM	Preliminary review scheduled for 7/25/2023.	
<hr/>		
Crossroads Park-Hazardous Branch Removal	08/10/2023	Completed
8/11/2023 9:48:39 AM	Completed by Simply Horticulture 8/8/23.	
8/7/2023 10:47:26 AM	Sent approved proposal to Simply Horticulture, scheduled to be completed 8/8/23.	
<hr/>		
Creekside Park - Tree removal and grind stump	08/10/2023	Completed
8/11/2023 9:52:20 AM	Completed by Simply Horticulture 08/08/23.	
8/8/2023 5:40:45 PM	Verbal approval sent to Simply Horticulture, estimated to complete 8/8/23.	
<hr/>		
August Appeals Meeting Scheduled for August 3, 2023	08/11/2023	Completed
8/7/2023 12:54:51 PM	August Appeals Meeting held on August 3, 2023. Complete.	
7/31/2023 12:22:51 PM	Appeals Packet sent to BOD 7/28/2023.	
7/25/2023 10:49:17 AM	Noticed to owners, via WebAxis on 7/20/2023.	
<hr/>		
Plan Item: Operating Budget Prep Deadline Operating Budget Prep Deadline	08/15/2023	In Progress
<hr/>		
Dr. Kenneth Cooper - Leaning Tree Removals	08/18/2023	Completed
8/11/2023 9:53:09 AM	Completed by Simply Horticulture 08/08/23.	
7/28/2023 4:49:55 PM	Forwarded signed approval to Simply Horticulture, awaiting a scheduled date.	
<hr/>		
Lifestyle Events	08/31/2023	Completed
August Lifestyle Events		
8/31/2023 4:52:21 PM	Completed August Lifestyle Events.	
8/31/2023 4:50:53 PM	Liberty Hill Neighborhood Social at Watters Branch Pool.	
8/23/2023 10:38:35 AM	Creekside Neighborhood Social at the Compass. 24 in attendance.	
8/3/2023 12:34:03 PM	Popsicles and Popcorn Kids Bingo. 38 in attendance.	
8/1/2023 8:47:19 AM	August Bingo at the Compass. 35 in attendance.	
<hr/>		
Tour and Paradise Common Area Valve Relocation	08/31/2023	In Progress
8/7/2023 11:53:15 AM	Forwarded approval, awaiting scheduled date.	
<hr/>		
Communications	08/31/2023	Completed
Email Communication to homeowners		
8/31/2023 4:47:37 PM	Completed.	
8/25/2023 1:57:40 PM	Weekly Email Newsletter to homeowners.	
8/18/2023 1:57:03 PM	Weekly Email Newsletter to homeowners.	
8/11/2023 1:56:32 PM	Weekly Email Newsletter to homeowners.	
8/4/2023 1:55:58 PM	Weekly Email Newsletter to homeowners.	
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Fairways at CR-Tour Dr-Live Oak Clearance-Raise and Reduce Branches	08/31/2023	Completed
8/30/2023 10:42:53 AM	Simply Horticulture completed 08/29/23.	
8/24/2023 5:58:08 PM	Sent approval to Simply Horticulture 08/24/23, scheduled to be completed by end of month.	
<hr/>		
Veterans and Van Tuyl Park-Tree Maintenance	08/31/2023	In Progress
8/31/2023 1:28:46 PM	Simply Horticulture completed Tree maintenance/removal 08/31/23. Live Oak Replacement install scheduled mid September.	
8/24/2023 6:07:01 PM	Forwarded approval to Simply Horticulture 08/24/23, scheduled to be completed by end of month.	

Plan Item: Common Area Inspection - Aug 08/31/2023 Completed

Common Area Inspection - Aug

8/30/2023 1:35:09 PM Task Completed.

8/30/2023 1:33:49 PM Maintenance Team cleaned dog park weekly, ponds inspected by Lake Management twice this month for debris removal and fountain maintenance, checked flag conditions at parks, completed fire extinguisher inspections for the month, obtained gas meter readings from wells, inspected all common area lights, inspected benches and common areas at Fairways and Veterans Memorial park, replaced a gate closure device at the K9 Dog Corral, backfilled holes under walkway with gravel at Crossroads Park, monitored the well at Creekside Park, participated in a webinar for playground inspections, cut down a bush growing into the street at Collin McKinney across from Crescent Park.

8/30/2023 10:25:01 AM Superscapes scored 91%.

Riverwalk large fountain 09/08/2023 In Progress

8/28/2023 5:08:50 PM The fountain is in the queue for assessment this week and we should have an estimate for its repair soon.

8/17/2023 12:21:05 PM Email from vendor received 8/16: Vendor came to diagnose fountain and found the motor has water intrusion and needs repair. Motor has been removed and sent for repair.

8/15/2023 7:55:48 AM The large fountain at Riverwalk park is not working. LMS notified via email.

Creekside fountain repair 09/08/2023 In Progress

8/28/2023 5:03:25 PM The fountain has been repaired and should be installed this week. This is a warranty repair.

8/16/2023 1:19:26 PM Vendor email on 8-16-23: Creekside fountain is undergoing repair, is covered by warranty and repairs should be complete by warranty shop and back in service at the end of the month.

Natural 3 Year- Pruning to Eastern Red Cedar Screen 09/15/2023 In Progress

8/24/2023 6:17:55 PM Forwarded approval to Superscapes 08/24/23, awaiting scheduled date.

Millie Cooper Park #2 Lighting Installation 09/29/2023 In Progress

8/29/2023 7:41:15 AM BOD approved quotes from Enlightened Outdoor Lighting. Installation of new breaker panel to start in September and then the running of new electrical lines and finally bollard light installation at both Millie Cooper I and II.

7/18/2023 10:41:46 AM Obtaining quotes from vendors to install electric bollard lights and outlets at Millie Cooper II.



<b>Fence - Repair or Stain</b>	<b>1</b>
<i>ACC Denied</i>	1
<b>Landscaping</b>	<b>7</b>
<i>ACC Approved</i>	4
<i>ACC Approved with Stipulations</i>	1
<i>ACC Denied</i>	2
<b>Paint</b>	<b>2</b>
<i>ACC Approved</i>	1
<i>ACC Approved with Stipulations</i>	1
<b>Patio/Arbor/Deck</b>	<b>2</b>
<i>ACC Approved</i>	2
<b>Patio/Balcony</b>	<b>1</b>
<i>Open</i>	1
<b>Pool/Spa</b>	<b>1</b>
<i>ACC Approved</i>	1
<b>Roof</b>	<b>1</b>
<i>ACC Approved</i>	1
<b>Screening</b>	<b>5</b>
<i>ACC Approved with Stipulations</i>	1
<i>ACC Denied</i>	4
<b>Shed</b>	<b>1</b>
<i>ACC Denied</i>	1
<b>Craig Ranch Community Association Total:</b>	<b>21</b>



**ACC Summary**

Craig Ranch Community Association - Estates  
7/28/2023 - 8/31/2023

Date: 9/15/2023

Time: 3:11 pm

Page: 2

<b>Landscaping</b>	<b>3</b>
<i>ACC Approved</i>	<b>1</b>
<i>ACC Approved with Stipulations</i>	<b>1</b>
<i>ACC Denied</i>	<b>1</b>
<b>Other</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Craig Ranch Community Association - Estates Total:</b>	<b>4</b>



<b>Door(s)</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Garage Door</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Landscaping</b>	<b>3</b>
<i>ACC Approved</i>	<b>1</b>
<i>ACC Approved with Stipulations</i>	<b>1</b>
<i>ACC Denied</i>	<b>1</b>
<b>Lighting</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Paint</b>	<b>2</b>
<i>ACC Approved</i>	<b>2</b>
<b>Patio/Balcony</b>	<b>1</b>
<i>ACC Approved with Stipulations</i>	<b>1</b>
<b>Storm Door</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Windows</b>	<b>1</b>
<i>ACC Approved with Stipulations</i>	<b>1</b>
<b>Craig Ranch Community Association - Hemingway Total:</b>	<b>11</b>



<b>Driveway</b>	<b>1</b>
<i>ACC Denied</i>	<b>1</b>
<b>Fence - New or Replacement</b>	<b>2</b>
<i>ACC Approved</i>	<b>1</b>
<i>ACC Approved with Stipulations</i>	<b>1</b>
<b>Garage Door</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Landscaping</b>	<b>18</b>
<i>ACC Approved</i>	<b>2</b>
<i>ACC Approved with Stipulations</i>	<b>3</b>
<i>ACC Denied</i>	<b>13</b>
<b>Other</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Paint</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Patio/Arbor/Deck</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Windows</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>    Craig Ranch Community Association - North Total:</b>	<b>26</b>





<b>Gutters</b>	<b>1</b>
<i>ACC Approved</i>	1
<b>Landscaping</b>	<b>2</b>
<i>ACC Approved</i>	1
<i>ACC Approved with Stipulations</i>	1
<b>Patio/Arbor/Deck</b>	<b>2</b>
<i>ACC Approved</i>	1
<i>ACC Denied</i>	1
<b>Patio/Balcony</b>	<b>1</b>
<i>ACC Approved</i>	1
<b>Pool/Spa</b>	<b>2</b>
<i>ACC Approved</i>	2
<b>Roof</b>	<b>12</b>
<i>ACC Approved</i>	9
<i>ACC Approved with Stipulations</i>	1
<i>ACC Denied</i>	2
<b>Screening</b>	<b>2</b>
<i>ACC Approved</i>	1
<i>ACC Denied</i>	1
<b>Craig Ranch Community Association - Southern Hills Total:</b>	<b>22</b>



**ACC Summary**

Craig Ranch Community Association - Spicewood  
7/28/2023 - 8/31/2023

Date: 9/15/2023  
Time: 3:11 pm  
Page: 6

<b>Lighting</b>	<b>1</b>
<i>ACC Denied</i>	<b>1</b>
<b>Roof</b>	<b>1</b>
<i>ACC Approved with Stipulations</i>	<b>1</b>
<b>Craig Ranch Community Association - Spicewood Total:</b>	<b>2</b>



**ACC Summary**

Craig Ranch Community Association - The Grove  
7/28/2023 - 8/31/2023

Date: 9/15/2023  
Time: 3:11 pm  
Page: 7

<b>Fence - New or Replacement</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Landscaping</b>	<b>3</b>
<i>ACC Approved</i>	<b>2</b>
<i>ACC Denied</i>	<b>1</b>
<b>Pool/Spa</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Solar Panel / Collector</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Craig Ranch Community Association - The Grove Total:</b>	<b>6</b>



Screening	1
<i>ACC Approved with Stipulations</i>	1
<b>Craig Ranch Community Association - The Trails Total:</b>	<b>1</b>



<b>Exterior Modifications</b>	<b>1</b>
<i>ACC Denied</i>	<b>1</b>
<b>Landscaping</b>	<b>1</b>
<i>ACC Denied</i>	<b>1</b>
<b>Other</b>	<b>1</b>
<i>ACC Approved</i>	<b>1</b>
<b>Craig Ranch Community Association - Watters Branch Total:</b>	<b>3</b>



**Violations Summary**

Craig Ranch Community Association  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 1

Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
ACC Non-Compliance: Denied Improvement	1st Letter	3	3
	2nd Letter	1	1
Non-Submittal: Construction/Alteration	1st Letter	3	3
	2nd Letter	1	1
Non-Submittal: Landscape	1st Letter	1	1
Non-Submittal: Landscape Border	1st Letter	3	3
<b>Total ACC Violation</b>		<b>12</b>	<b>12</b>
<b>Covenant Violation</b>			
Improper Storage	Postcard	1	1
<b>Total Covenant Violation</b>		<b>1</b>	<b>1</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	2	2
	1st Letter	1	1
	Fine Notice	1	2
Paint Repair	Postcard	14	14
	1st Letter	10	10
	2nd Letter	6	6
	Fine Notice	6	6
<b>Total Exterior Maintenance</b>		<b>40</b>	<b>41</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	6	6
	1st Letter	8	8
	2nd Letter	6	6
	Fine Notice	3	6
<b>Total Fence Maintenance</b>		<b>23</b>	<b>26</b>
<b>Friendly Reminder</b>			
Friendly Reminder	Postcard	1	1
<b>Total Friendly Reminder</b>		<b>1</b>	<b>1</b>



**Violations Summary**

Craig Ranch Community Association  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 2

Violation Type / Item	Escalation	Item Count	# Letters
<b>Landscape</b>			
<b>Edge</b>	Postcard	7	7
	1st Letter	2	2
<b>General Maintenance</b>	Postcard	13	13
	1st Letter	4	4
	2nd Letter	4	4
	Fine Notice	2	2
<b>Mow</b>	Postcard	17	17
	1st Letter	3	3
<b>Remove Dead Landscape</b>	Postcard	16	16
	1st Letter	4	4
	2nd Letter	5	5
	Fine Notice	1	1
<b>Trim Shrubs</b>	Postcard	61	61
	1st Letter	19	19
	2nd Letter	4	4
<b>Weed Flower Bed/Tree Wells</b>	Postcard	92	92
	1st Letter	38	38
	2nd Letter	16	16
	Fine Notice	3	3
<b>Total Landscape</b>		<b>311</b>	<b>311</b>
<b>Leased Property</b>			
<b>Leasing</b>	2nd Letter	5	5
	Fine Notice	1	1
<b>Total Leased Property</b>		<b>6</b>	<b>6</b>
<b>Signs</b>			
<b>Sale/Rent/Open House</b>	Postcard	2	2
	1st Letter	1	1
<b>Total Signs</b>		<b>3</b>	<b>3</b>



**Violations Summary**

Craig Ranch Community Association  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 3

Violation Type / Item	Escalation	Item Count	# Letters
<b>Trash Removal</b>			
<b>Construction Debris</b>	Postcard	2	2
<b>Debris</b>	Postcard	1	1
	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
<b>Trash Cans</b>	Postcard	6	6
<b>Total Trash Removal</b>		<b>12</b>	<b>12</b>
<b>Total for Craig Ranch Community Association</b>		<b>409</b>	<b>413</b>





**Violations Summary**

Craig Ranch Community Association - Estates  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 4

Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
Non-Submittal: Construction/Alteration	1st Letter	1	1
Non-Submittal: Landscape	1st Letter	2	2
	Fine Notice	1	1
<b>Total ACC Violation</b>		<b>4</b>	<b>4</b>
<b>Covenant Violation</b>			
Construction Period Expired	Fine Notice	1	2
<b>Total Covenant Violation</b>		<b>1</b>	<b>2</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	1	1
	Fine Notice	1	1
<b>Total Exterior Maintenance</b>		<b>2</b>	<b>2</b>
<b>Landscape</b>			
General Maintenance	Postcard	3	3
	1st Letter	2	2
	2nd Letter	5	5
	Fine Notice	5	6
Weed Flower Bed/Tree Wells	Postcard	1	1
<b>Total Landscape</b>		<b>16</b>	<b>17</b>
<b>Signs</b>			
Sale/Rent/Open House	Postcard	1	1
<b>Total Signs</b>		<b>1</b>	<b>1</b>
<b>Trash Removal</b>			
Trash Cans	Postcard	1	1
	1st Letter	1	1
<b>Total Trash Removal</b>		<b>2</b>	<b>2</b>
<b>Total for Craig Ranch Community Association - Estates</b>		<b>26</b>	<b>441</b>



**Violations Summary**

Craig Ranch Community Association - Hemingway  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 5

Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
ACC Non-Compliance: Denied Improvement	Fine Notice	1	1
Non-Submittal: Construction/Alteration	1st Letter	3	3
	2nd Letter	3	3
	Fine Notice	1	1
Non-Submittal: Landscape	2nd Letter	1	1
	Fine Notice	1	1
<b>Total ACC Violation</b>		<b>10</b>	<b>10</b>
<b>Covenant Violation</b>			
Improper Storage	Fine Notice	1	2
<b>Total Covenant Violation</b>		<b>1</b>	<b>2</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	148	148
	1st Letter	95	95
	2nd Letter	7	7
	Fine Notice	1	1
<b>Total Exterior Maintenance</b>		<b>251</b>	<b>251</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Fine Notice	1	1
<b>Total Fence Maintenance</b>		<b>1</b>	<b>1</b>
<b>Landscape</b>			
Mow	2nd Letter	3	3
	Fine Notice	2	2
<b>Total Landscape</b>		<b>5</b>	<b>5</b>
<b>Leased Property</b>			
Leasing	2nd Letter	2	2
	Fine Notice	1	1
<b>Total Leased Property</b>		<b>3</b>	<b>3</b>
<b>Signs</b>			
Sale/Rent/Open House	Postcard	1	1
	2nd Letter	1	1
	Fine Notice	1	1
<b>Total Signs</b>		<b>3</b>	<b>3</b>



**Violations Summary**

Craig Ranch Community Association - Hemingway  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 6

Violation Type / Item	Escalation	Item Count	# Letters
<b>Trash Removal</b>			
Debris	Postcard	1	1
	1st Letter	1	1
<b>Total Trash Removal</b>		<b>2</b>	<b>2</b>
<b>Total for Craig Ranch Community Association - Hemingway</b>		<b>276</b>	<b>718</b>



**Violations Summary**

Craig Ranch Community Association - North  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
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Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
ACC Non-Compliance: Denied Improvement	1st Letter	1	1
	2nd Letter	3	3
Non-Submittal: Landscape	1st Letter	14	14
	2nd Letter	5	5
<b>Total ACC Violation</b>		<b>23</b>	<b>23</b>
<b>Covenant Violation</b>			
Basketball Goals	Postcard	1	1
Holiday Decor	Postcard	1	1
Improper Storage	1st Letter	1	1
Window Unit	Postcard	1	1
<b>Total Covenant Violation</b>		<b>4</b>	<b>4</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	1	1
	1st Letter	1	1
Mailbox Repair	1st Letter	2	3
<b>Total Exterior Maintenance</b>		<b>4</b>	<b>5</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	2	2
	1st Letter	1	1
	Fine Notice	1	2
Fence Stain	Postcard	3	3
	1st Letter	2	2
	2nd Letter	3	3
	Fine Notice	2	3
<b>Total Fence Maintenance</b>		<b>14</b>	<b>16</b>



**Violations Summary**

Craig Ranch Community Association - North  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 8

Violation Type / Item	Escalation	Item Count	# Letters
<b>Landscape</b>			
<b>Edge</b>	Postcard	2	2
<b>General Maintenance</b>	Postcard	66	66
	1st Letter	37	37
	2nd Letter	29	29
	Fine Notice	11	14
<b>Mow</b>	Postcard	14	14
	1st Letter	2	2
	Self Help	1	1
<b>Remove Dead Landscape</b>	Postcard	11	11
	1st Letter	3	3
	2nd Letter	3	3
	Fine Notice	2	2
<b>Trim Shrubs</b>	Postcard	14	14
	1st Letter	5	5
	2nd Letter	2	2
	Fine Notice	1	3
<b>Weed Flower Bed/Tree Wells</b>	Postcard	20	20
	1st Letter	12	12
	2nd Letter	3	3
	Fine Notice	1	1
<b>Weed Yard</b>	Postcard	4	4
	1st Letter	4	4
	2nd Letter	1	1
	Fine Notice	2	3
<b>Total Landscape</b>		<b>250</b>	<b>256</b>
<b>Leased Property</b>			
<b>Leasing</b>	2nd Letter	61	61
	Fine Notice	7	7
<b>Total Leased Property</b>		<b>68</b>	<b>68</b>
<b>Signs</b>			
<b>Sale/Rent/Open House</b>	Postcard	9	9
	1st Letter	5	5
	2nd Letter	2	2
<b>Total Signs</b>		<b>16</b>	<b>16</b>



**Violations Summary**

Craig Ranch Community Association - North  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 9

Violation Type / Item	Escalation	Item Count	# Letters
<b>Trash Removal</b>			
<b>Debris</b>	Postcard	2	2
	Fine Notice	1	1
<b>Trash Cans</b>	Postcard	3	3
	1st Letter	1	1
	2nd Letter	1	1
<b>Total Trash Removal</b>		<b>8</b>	<b>8</b>
<b>Vehicle</b>			
<b>Trailer</b>	Postcard	1	1
<b>Total Vehicle</b>		<b>1</b>	<b>1</b>
<b>Total for Craig Ranch Community Association - North</b>		<b>388</b>	<b>1,115</b>



**Violations Summary**

Craig Ranch Community Association - Southern Hills  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
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Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
Non-Submittal: Construction/Alteration	1st Letter	1	1
Non-Submittal: Landscape	Fine Notice	3	3
<b>Total ACC Violation</b>		<b>4</b>	<b>4</b>
<b>Covenant Violation</b>			
Holiday Decor	2nd Letter	3	3
	Fine Notice	2	2
Improper Storage	2nd Letter	1	1
<b>Total Covenant Violation</b>		<b>6</b>	<b>6</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	1	1
	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Paint Repair	Postcard	3	3
	1st Letter	4	4
	2nd Letter	1	1
	Fine Notice	2	3
<b>Total Exterior Maintenance</b>		<b>14</b>	<b>15</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	6	6
	2nd Letter	1	1
<b>Total Fence Maintenance</b>		<b>7</b>	<b>7</b>



**Violations Summary**

Craig Ranch Community Association - Southern Hills  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 11

Violation Type / Item	Escalation	Item Count	# Letters
<b>Landscape</b>			
<b>Edge</b>	Postcard	4	4
	1st Letter	1	1
<b>General Maintenance</b>	Postcard	2	2
	1st Letter	2	2
	2nd Letter	1	1
<b>Mow</b>	Postcard	3	3
	1st Letter	5	5
<b>Remove Dead Landscape</b>	Postcard	8	8
	1st Letter	4	4
	2nd Letter	3	3
	Fine Notice	1	1
<b>Trim Shrubs</b>	Postcard	1	1
	1st Letter	1	1
	2nd Letter	3	3
	Fine Notice	2	2
<b>Weed Flower Bed/Tree Wells</b>	Postcard	18	18
	1st Letter	19	19
	2nd Letter	19	19
	Fine Notice	9	10
<b>Total Landscape</b>		<b>106</b>	<b>107</b>
<b>Leased Property</b>			
<b>Leasing</b>	2nd Letter	2	2
	Fine Notice	4	4
<b>Total Leased Property</b>		<b>6</b>	<b>6</b>
<b>Signs</b>			
<b>Sale/Rent/Open House</b>	1st Letter	1	1
<b>Total Signs</b>		<b>1</b>	<b>1</b>
<b>Total for Craig Ranch Community Association - Southern Hills</b>		<b>144</b>	<b>1,261</b>





**Violations Summary**

Craig Ranch Community Association - Spicewood  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
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Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
Non-Submittal: Construction/Alteration	1st Letter	2	2
	2nd Letter	1	1
Non-Submittal: Landscape	1st Letter	2	2
	Fine Notice	1	1
Non-Submittal: Lawn Decoration/Sculpture			
	Fine Notice	1	2
<b>Total ACC Violation</b>		<b>7</b>	<b>8</b>
<b>Covenant Violation</b>			
Improper Storage	Postcard	1	1
	2nd Letter	1	1
<b>Total Covenant Violation</b>		<b>2</b>	<b>2</b>
<b>Exterior Maintenance</b>			
Paint Repair	Postcard	1	1
	1st Letter	1	1
<b>Total Exterior Maintenance</b>		<b>2</b>	<b>2</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	8	8
	1st Letter	4	4
	2nd Letter	3	3
<b>Total Fence Maintenance</b>		<b>15</b>	<b>15</b>



**Violations Summary**

Craig Ranch Community Association - Spicewood  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 13

Violation Type / Item	Escalation	Item Count	# Letters
<b>Landscape</b>			
<b>General Maintenance</b>	Postcard	1	1
	Fine Notice	1	3
<b>Mow</b>	Fine Notice	1	1
<b>Remove Dead Landscape</b>	Postcard	9	9
	1st Letter	1	1
	2nd Letter	1	1
<b>Weed Flower Bed/Tree Wells</b>	Postcard	1	1
<b>Weed Yard</b>	Postcard	6	6
	1st Letter	2	2
	2nd Letter	1	1
<b>Total Landscape</b>		<b>24</b>	<b>26</b>
<b>Leased Property</b>			
<b>Leasing</b>	2nd Letter	1	1
	Fine Notice	1	1
<b>Total Leased Property</b>		<b>2</b>	<b>2</b>
<b>Signs</b>			
<b>Sale/Rent/Open House</b>	Postcard	3	3
	1st Letter	1	1
<b>Total Signs</b>		<b>4</b>	<b>4</b>
<b>Trash Removal</b>			
<b>Trash Cans</b>	Postcard	1	1
<b>Total Trash Removal</b>		<b>1</b>	<b>1</b>
<b>Total for Craig Ranch Community Association - Spicewood</b>		<b>57</b>	<b>1,321</b>



**Violations Summary**

Craig Ranch Community Association - The Grove  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 14

Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
ACC Non-Compliance: Denied Improvement	1st Letter	1	1
<b>Total ACC Violation</b>		<b>1</b>	<b>1</b>
<b>Exterior Maintenance</b>			
General Maintenance	Postcard	1	1
Paint Repair	Postcard	3	3
	1st Letter	1	1
<b>Total Exterior Maintenance</b>		<b>5</b>	<b>5</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	1	1
	1st Letter	1	1
<b>Total Fence Maintenance</b>		<b>2</b>	<b>2</b>
<b>Landscape</b>			
Edge	Postcard	2	2
General Maintenance	Postcard	1	1
	1st Letter	1	1
Mow	Postcard	3	3
	1st Letter	1	1
Remove Dead Landscape	Postcard	4	4
Trim Shrubs	Postcard	11	11
Weed Flower Bed/Tree Wells	Postcard	25	25
	1st Letter	10	10
	2nd Letter	2	2
	Fine Notice	2	2
<b>Total Landscape</b>		<b>62</b>	<b>62</b>
<b>Leased Property</b>			
Leasing	2nd Letter	3	3
<b>Total Leased Property</b>		<b>3</b>	<b>3</b>



**Violations Summary**

Craig Ranch Community Association - The Grove  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
Page: 15

Violation Type / Item	Escalation	Item Count	# Letters
<b>Trash Removal</b>			
Trash Cans	Postcard	2	2
<b>Total Trash Removal</b>		<b>2</b>	<b>2</b>
<b>Total for Craig Ranch Community Association - The Grove</b>		<b>75</b>	<b>1,396</b>



**Violations Summary**

Craig Ranch Community Association - The Trails  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
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Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
Non-Submittal: Landscape	Fine Notice	2	4
<b>Total ACC Violation</b>		<b>2</b>	<b>4</b>
<b>Landscape</b>			
Edge	Postcard	1	1
General Maintenance	Postcard	2	2
Trim Shrubs	Postcard	2	2
Weed Flower Bed/Tree Wells	1st Letter	2	2
	2nd Letter	1	1
<b>Total Landscape</b>		<b>8</b>	<b>8</b>
<b>Leased Property</b>			
Leasing	Fine Notice	1	1
<b>Total Leased Property</b>		<b>1</b>	<b>1</b>
<b>Signs</b>			
Sale/Rent/Open House	Postcard	1	1
<b>Total Signs</b>		<b>1</b>	<b>1</b>
<b>Trash Removal</b>			
Debris	Postcard	4	4
	2nd Letter	1	1
	Fine Notice	1	1
Trash Cans	Postcard	2	2
	1st Letter	5	5
	2nd Letter	5	5
<b>Total Trash Removal</b>		<b>18</b>	<b>18</b>
<b>Total for Craig Ranch Community Association - The Trails</b>		<b>30</b>	<b>1,428</b>



**Violations Summary**

Craig Ranch Community Association - Watters Branch  
Period: 7/28/2023 through 8/31/2023

Date: 9/15/2023  
Time: 3:12 pm  
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Violation Type / Item	Escalation	Item Count	# Letters
<b>ACC Violation</b>			
Non-Submittal: Landscape	Fine Notice	1	1
<b>Total ACC Violation</b>		<b>1</b>	<b>1</b>
<b>Exterior Maintenance</b>			
Paint Repair	1st Letter	2	2
	2nd Letter	1	1
<b>Total Exterior Maintenance</b>		<b>3</b>	<b>3</b>
<b>Fence Maintenance</b>			
Fence Maintenance	Postcard	2	2
	1st Letter	1	1
<b>Total Fence Maintenance</b>		<b>3</b>	<b>3</b>
<b>Landscape</b>			
Edge	Postcard	7	7
	1st Letter	1	1
General Maintenance	1st Letter	1	1
	2nd Letter	1	1
Mow	Postcard	4	4
	1st Letter	1	1
Remove Dead Landscape	Postcard	1	1
Trim Shrubs	Postcard	13	13
	1st Letter	4	4
Weed Flower Bed/Tree Wells	Postcard	22	22
	1st Letter	9	9
	2nd Letter	3	3
	Fine Notice	3	3
<b>Total Landscape</b>		<b>70</b>	<b>70</b>
<b>Trash Removal</b>			
Trash Cans	Postcard	1	1
<b>Total Trash Removal</b>		<b>1</b>	<b>1</b>
<b>Total for Craig Ranch Community Association - Watters Branch</b>		<b>78</b>	<b>1,506</b>