

CRAIG RANCH

telegram



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APRIL 2021



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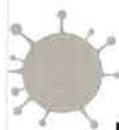
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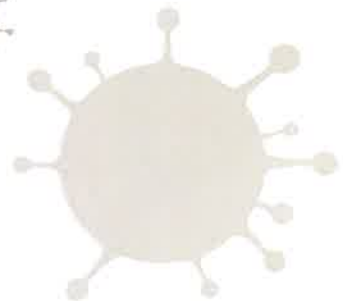
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CRAIG RANCH TELEGRAM
 THE OFFICIAL COMMUNITY PUBLICATION

CRAIG RANCH telegram

APRIL 2021



Craig Ranch
Community Association
7951 Collin McKinney Pkwy #850,
McKinney, TX 75070

P: 972-548-9191
F: 972-548-9186
Hours: Monday-Friday | 8 a.m.-5 p.m.
Website: www.CraigRanchLiving.com



Community.
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President, Stephanie Miller

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COMMUNITY STANDARDS

Governing Documents



NICHOLE RICE
Operations Manager



RHONDA VAN TASSELL
Director of Operations

WHAT ARE GOVERNING DOCUMENTS?

Springtime has arrived and with the warmer weather exterior renovations are on the rise. We love the enthusiasm and creativity that owners have for their homes and we are here to guide you through the process of making your ideas a reality. All modifications require an Architectural Change request and owners have asked why this practice is in place; the answer is described in the CC&Rs in Craig Ranch's governing documents, which are a part of your home purchase resale package. When owners hear this, they often ask what are governing documents? We wanted to take this opportunity to explain language of the documents and what they mean to you as an owner.

ARTICLES OF INCORPORATION

Often called "the articles," these are short documents that set the name of the community association, assert that it is a nonprofit mutual-benefit corporation and identify its initial agent, the individual authorized to receive legal notices on the association's behalf.

This creates the association as a legal entity and is a necessary prelude to all the other steps when forming an incorporated community association.

BYLAWS

CRCA's bylaws describe the procedures and mechanics of the community association's management and decision-making. This includes officer and director positions and how they are filled, the way meeting, voting and

notification are undertaken for owners' and board members' decisions and the methods of record-keeping and reporting.

The bylaws are created by a legal professional and reviewed by the government when a development is created.

CC&RS

When dealing with a community association, it is important that you as an owner understand the Covenants, Conditions and Restrictions (CC&Rs) of which describe the rights and obligations of each owner and those of the association.

CC&Rs outline the property boundaries of lots and the development's common areas. They describe the maintenance responsibilities of each owner and those assumed by the CRCA, the operating costs to the owners and how they will be collected, and the rights and protections granted to mortgage holders.

Additionally, they lay out CRCA's powers of enforcement, procedures to resolve disputes and the restrictions on owner usage, which include regulations on property alterations and the common areas.

COMMUNITY PLANS

The Covenants, Conditions and Restrictions is the Community Plan, this is used interchangeably with a few other terms, such as "subdivision map," this refers to a visual drawing

or illustration of the way a property is divided into units and lots.

The maps were constructed by licensed professionals, reviewed by government agencies and then filed with county authorities; these documents mark the official boundaries of a planned development. Typically filed when a development is first formed, they are connected to every deed and mortgage on the parcel.

RULES AND REGULATIONS

In addition to any regulations imposed by the state and local government, CRCA has procedures for passing internal rules through the processes outlined in the CC&Rs. These rules cover things such as restrictions on how much a unit or lot may be altered, pets, waste disposal and the use of signage, parking and recreational facilities.

CC&Rs take precedence over rules in terms of legal importance, since rules are purely internal, governing owner activities that fall under the sphere of the community association's concern. This includes the Design Guidelines that describe what can and cannot be done to your home's exterior, such as fence heights and pool design setbacks.

CRCA's entire governing document is available on the Craig Ranch Living's web site under resource center.



STEPHANIE MILLER
Board of Directors | President

THE **BYRON NELSON** IS MAY 13-16, 2021 AT TPC CRAIG RANCH

We are working with the PGA regarding traffic patterns that will be adjusted due to street closures. Once all the information is confirmed, a communication piece will be sent to Craig Ranch owners.

The week-long event will have a significant impact on the area and will bring national community visibility to Craig Ranch. This is extremely exciting news partnered with the fact that the funds raised at the AT&T Byron Nelson will benefit the Momentous Institute and its mental health programs that are designed to build and repair children's social and emotional health.

Since 1968, the tournament has raised \$167 million for Momentous Institute, powered by the Salesmanship Club of Dallas, and has transformed over 150,000 lives. Each year, the organization partners with over 5,500 children and family members through innovative education and therapeutic services. The organization also invests in research and training, including the annual Changing the Odds conference, to reach far more children than could ever be seen directly. The combined support of Salesmanship Club of Dallas, the AT&T Byron Nelson, corporations, individuals, and foundations power these efforts and change the odds for children in our community and beyond. For more information, visit momentousinstitute.org.



KEEP **YOUR** INVESTMENT LOOKING **NEW**

Paint is your home's first line of defense against the elements. That means it takes a beating from the sun, rain, wind, heat and cold. And a 2015 study showed that homeowners who painted their home's exterior received a 51% return on their initial investment.

Driveway staining is also a highly versatile way to upgrade the look of both new and existing concrete driveways. Stains penetrate deeply into the concrete surface, producing fade-resistant, permanent color that will not flake off or peel away.

If you are planning to paint your home's exterior or stain your driveway, please follow these guidelines:

- Submit an Architectural Change Request
- Property Survey (usually found in closing documents)
- Current pictures of front of house from the street or of the driveway needing to be stained.
- Submit the paint color. Include brand, color name and a sample picture of the paint color on a structure.
- In making approval decisions on paint, items considered are your property's brick/stone color and color palette or aesthetics of the community.

For concrete stain, we have 3 pre-approved stain options. These have been chosen to prohibit driveways being painted prohibited colors and ensuring the stain looks natural and not like a coat of full coverage paint.



KRIS SIMS
Lead Administrative Assistant

SAC ASSESSMENT DOLLARS AT WORK IN SOUTHERN HILLS, CRAIG RANCH NORTH AND WATTERS BRANCH!

**BRANDY
HOTCHKISS**
Common Area Manager




SOUTHERN HILLS' NEW PAVILION DRAINS ARE WORKING GREAT AFTER A HUGE RAIN EVENT -- THERE WAS NO RUNOFF AND LITTLE TO NO STANDING WATER!



CRAIG RANCH NORTH FENCE REPLACEMENT -- BEFORE



CRAIG RANCH NORTH FENCE REPLACEMENT -- AFTER



WATTERS BRANCH CREEK CLEAN UP -- BEFORE



WATTERS BRANCH CREEK CLEAN UP -- AFTER

APRIL BUSINESS FEATURE



Rana Plastic Surgery, owned by Dr. Nik Rana, is located at 6347 S Custer Rd, McKinney, TX 75070. In facial plastic surgery, Dr. Nik Rana found the perfect specialty for his unique skills – both as a surgeon and person. Perhaps no other area of the body requires a more refined, delicate, and adept surgical touch, while also requiring a well-developed “eye” for achieving artistic beauty. And, perhaps no other surgical specialty relies on more open, honest, and empathetic communication between surgeon and patient than cosmetic enhancements of the face. In Dr. Rana, patients find a rare blend of all these skills.

As a fellowship-trained facial plastic surgeon, Dr. Rana has undergone one of the most rigorous immersion programs in the country, bestowed on less than 50 surgical candidates per year. He has spent 11 years in medical training, and 6 years devoted solely to performing the most complex and delicate surgical procedures above the clavicle. He has trained and learned from some of the nation's most prestigious facial plastic surgeons, which has enabled him to develop his own proprietary surgical techniques, including the Rapid Recovery R2 Mini Face & Neck Lift Surgery (only available at Rana Facial Plastic Surgery), which offers patients seeking facial rejuvenation the best of all worlds – a more rapid recovery, highly natural-looking aesthetic results, and the most minimal scarring. For additional information, www.theranacenter.com.

Rana Plastic Surgery

Owned by Dr. Nik Rana

469-885-8555 | theranacenter.com

6347 S Custer Rd

PICNIC AT THE PARK & SUMMER CAMP FAIR

Craig Ranch North: Riverwalk Park
SATURDAY, APRIL 17 | 11 AM - 2 PM

Load your picnic basket with your favorite goodies for al fresco dining at Riverwalk Park on Saturday, April 17th from 11 am - 2 pm. The day's festivities will include live music from "Lucky Finger Band," classic outdoor activities such as giant bubbles, chalk art, and kite flying (bring your own kite). Local summer camp booths will also be on-site highlighting their camp's scheduled events.

ELECTRONIC RECYCLING & SHREDDING

The Compass
THURSDAY, APRIL 22 | 5 PM - 7 PM

It's Earth Day -- let's do something phenomenal for the environment by recycling old electronics. United Electronic Recycling will be at The Compass from 5 pm-7 pm to take outdated, unused TVs, CRT Monitors, printers, etc.

We will also have a mobile shredding truck for you to annihilate all paper documents!

NEW HOMEOWNERS MEET AND GREET | ADULT SOCIAL (21+)

Craig Ranch Fitness Center & Spa
THURSDAY, APRIL 29 | 6 PM - 8 PM

New Homeowner Meet and Greet are held quarterly to welcome the new residents to Craig Ranch.





SUN	MON	TUES	WED	THUR	FRI	SAT
			7	8	9	10
11	12	13	14 GARDEN PARTY Craig Ranch Event Center 4-5PM SPICEWOOD ANNUAL MEETING Via Zoom	15	16	17 PICNIC AT THE PARK & SUMMER CAMP FAIR Riverwalk Park 11AM- 2PM
18	19	20	21 ESTATES ANNUAL MEETING via Zoom	22 ELECTRONIC RECYCLING & SHREDDING The Compass 5-7PM	23	24
25	26	27	28 HEMINGWAY ANNUAL MEETING via Zoom	29 NEW HOMEOWNER MEET & GREET Craig Ranch Fitness Center 6-8PM	30	

CALENDARS ARE BEGINNING THE SECOND WEEK OF THE CURRENT MONTH AND GOING THROUGH THE SECOND WEEK OF THE NEXT MONTH IN AN EFFORT TO MAKE THE EVENT DATES AS ACCURATE AS POSSIBLE WHEN YOU RECEIVE THE TELEGRAM.

YOUTH EVENT

GARDEN PARTY

CRAIG RANCH COMMUNITY ASSOCIATION

-  **SNACKS**
-  **BUG JUICE**
-  **STORYTIME**
-  **PAINT A GAREN POT**

SATURDAY, APRIL 14TH
CRAIG RANCH EVENT CENTER
4 PM - 5 PM



REGISTER ONLINE AT CRAIGRANCLIVING.COM

COMMUNITY CONTACT INFORMATION

7951 Collin McKinney Parkway,
Ste 850
McKinney TX 75070

P: 972-548-9191
F: 972-548-9186

HOURS OF OPERATION
MONDAY - FRIDAY
8 am to 5 pm



RHONDA VAN TASSELL
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NICHOLE RICE
Operations Manager
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CHRISTINE FINNEGAN
Communications Coordinator
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KRIS SIMS
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ALLISON BEDGOOD
Administrative Assistant
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COMMUNITY GARAGE SALE
Community Wide
SATURDAY, MAY 1 | 8 AM - 2 PM

You know the saying one man's trash is another man's treasure, on May 1st display all of your unwanted items at the Spring Garage Sale! City of McKinney permit required and registration on craig ranchliving.com

FUNFIT FAIR & FUN WALK
Sports Resort
SATURDAY, MAY 8 | 9 AM - 11 AM

Ready to have fun while getting fit? Craig Ranch is lucky to have so many establishments that emphasize the importance of a healthy body and mind.

The FunFit Fair will provide an opportunity to reintroduce the companies that can have a positive impact on their daily lives.



HAPPY CINCO DE MAYO!
STAY SAFE
THE CRAIG RANCH COMMUNITY
ASSOCIATION TEAM!

SUN	MON	TUES	WED	THUR	FRI	SAT
						1 COMMUNITY GARAGE SALE Community Wide 8AM-2PM
2	3	4	5 CINCO DE MAYO	6	7	8 FUNFIT FAIR & FUN WALK Sports Resort 9-11AM

COMMUNITY EVENT
PICNIC IN THE PARK

CRAIG RANCH COMMUNITY ASSOCIATION

- LIVE BAND** LUCKY FINGERS BAND
- BRING A PICNIC** EAT AT THE PARK
- PROFFESOR POP** 12:30 SHOW
BUBBLE SHOW

Bubble Zone | Chalk Art | Spring Craft

REGISTER ONLINE AT CRAIGRANCLIVING.COM



SATURDAY, APRIL 17TH
RIVERSIDE PARK
11 AM - 2 PM



COMMUNITY EVENT
ELECTRONIC RECYCLING & SHREDDING EVENT

CRAIG RANCH COMMUNITY ASSOCIATION

- FREE ELECTRONIC RECYCLING**
- PAPER SHREDDING**
- IT'S EARTH DAY!**

Drive though & drop off

REGISTER ONLINE AT CRAIGRANCLIVING.COM

THURSDAY, APRIL 22ND
THE COMPASS PARKING LOT
5 PM - 7 PM



ROXANNE WEBB
Administrative Assistant
rwebb@cmamanagement.com



KATI FITZPATRICK
Lifestyle Coordinator
kfitzpatrick@cmamanagement.com



MONTE CEPEDA
Maintenance Staff



JENNIFER PETERSON
Community Standards Coordinator
jpeterson@cmamanagement.com



BRANDY HOTCHKISS
Common Area Manager
bhotchkiss@cmamanagement.com



ARTHUR WOODS
Maintenance Porter



SMOKEY KOWALESKI
Community Standards Coordinator
skowaleski@cmamanagement.com



RANDY CAIN
Maintenance Director
rcain@cmamanagement.com



JOEL RINCON
Maintenance Associate



DON'T GET **CLEANED** OUT DURING SPRING CLEAN-UP



**OFFICER
TRENT
DAVIS**

*McKinney
Police
Department*

This is the time of the year they come out of the woodwork. Scammers are knocking door to door with promises of quality work for exceptionally low prices. The scams often include driveway repaving, chimney repairs, ductwork cleaning, and roofing scams. Toss a criminal handyman in there and you end up missing a jewelry box, a wallet, or valuable tools. It doesn't take much for a contractor to appear legitimate. A simple uniform, business card, truck lettering, and a 4-color brochure will easily give the impression of legitimacy. And they may be legitimate, but that doesn't mean you should fork over a down payment. Always do business with someone you know, like, and trust based on a referral. Consider well-known brands that often vet out contractors/employees and have zero-tolerance policies for shoddy work. The Better Business Bureau is an excellent resource for consumers looking to deal with reputable companies. Look them up on the local BBB website and search the internet to see if there are complaints. Get at least three bids to see who has the right price, which may not be the cheapest. Confirm they are appropriately licensed and insured. Get and check references. Find out what kind of warranty they have and get it in writing. Lastly, if you are approached by someone you feel is suspicious, contact the McKinney Police Department.



COMMUNITY STANDARDS APRIL LANDSCAPE TIPS



With the rising temperatures and longer daylight hours, we see signs that spring is here. As yards awaken and begin to flourish, it is time for warm weather lawn maintenance. The simple task of regular lawn care makes the community look polished and well preserved.

CRCA compliance coordinators regularly conduct onsite property inspections, and sometimes must generate letters to homeowners. Initial notices are sent as a courtesy and could require you to correct a covenant violation. Please adhere to the following:

- Mow your lawn weekly.
- Keep turf at a reasonable height.
- Put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees, or any other place the grass meets another surface and refresh mulch as needed.
- Do not forget to check for weeds in the expansion joints of your driveway.
- Fertilize and reseed your lawn from time to time, as necessary.
- Remove weeds from lawns, landscape beds and cut back any overgrown plant material on a regular basis.
- Please bag clippings and plant materials for trash/recycle pick-up.

Let us all work together to keep the community looking its best! This will help protect YOUR property values.

JENNIFER PETERSON
Community Standards Coordinator



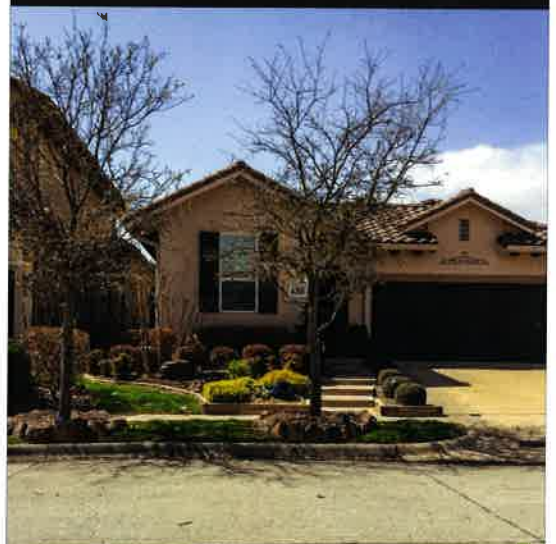
SMOKEY KOWALESKI
Community Standards Coordinator



CONGRATULATIONS TO OUR YARD OF THE MONTH WINNERS WHO EACH RECEIVED A \$25 GIFT CARD TO CALLOWAY'S NURSERY.



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