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CRAIG RANCH  
*telegram*

**972.584.7039**

[SALESTX@P20PUBLISHING.COM](mailto:SALESTX@P20PUBLISHING.COM)



# CRAIG RANCH telegram

SEPTEMBER 2021



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

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F: 972-548-9186

Hours: Monday-Friday | 8 a.m.-5 p.m.  
Website: [www.CraigRanchLiving.com](http://www.CraigRanchLiving.com)



Email: [Salestx@p2opublishing.com](mailto:Salestx@p2opublishing.com)

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September Winners

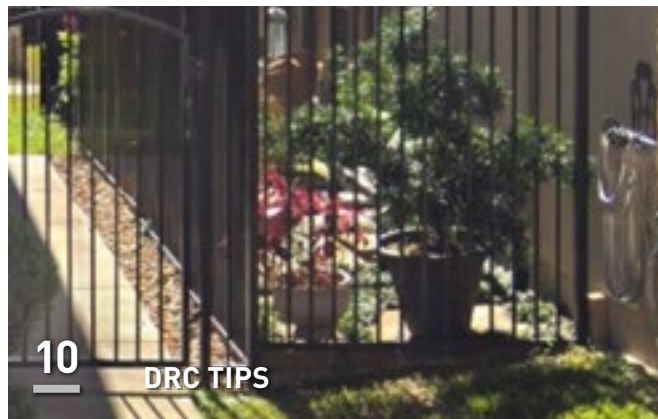
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## DRC TIPS

# PREP NOW TO MAKE YOUR 2022 ASSESSMENT PAYMENT MORE CONVENIENT



Thanks to the annual collection of Craig Ranch Community Association (CRCA) Master assessments, which are due each year by January 1, CRCA is able to implement thousands of projects throughout each year—everything from replacing energy-efficient LED bulbs at entrance monuments, to maintaining more than 2,400 acres of landscaped common area, to hosting large-scale events with exciting multi-piece bands and so much more!

## PREP NOW

Though the annual collection process recurs every year and is familiar to many residents, CRCA typically gains between 300 to 500 new owners each year who need to be brought up to speed. Even owners who have lived here for years may not be aware of efficiencies implemented with the help of our management company, CMA, to aid homeowners in the payment process.

Want to make your upcoming assessment payment as quick and easy as possible? How can you prevent late fees on your account? Read ahead for steps you can take to prep now.

## ONLINE ACCOUNT & MOBILE APP

One important task to check off the list is to register for an online account with CMA at [cma.cincwebaxis.com](http://cma.cincwebaxis.com). Doing so gives you 24-7 access to many useful functions including online payment methods, the ability to submit Modification Applications digitally, and more. Please contact CMA's Customer Care team at [customercare@cmamanagement.com](mailto:customercare@cmamanagement.com) or 972.943.2828 for assistance.

In 2021, CMA launched a convenient new mobile app for homeowners to register for and access their CRCA accounts. The app is free to download, enables assessment payments and other functions, and is available via Apple and Android devices. For complete details and direct links to the app store, see the webpage noted in the paragraph above.

## SIGN UP FOR AN E-STATEMENT

CMA typically sends assessment statements

by December 1. Because mail services are not 100% reliable, CMA offers homeowners the choice to receive the assessment statement electronically. E-statement services can be especially helpful for homeowners who lease their Craig Ranch property and live elsewhere. Signing up for an e-statement saves money, time, postage, and paper, which can ultimately affect your assessment rate; so please sign up!!

To do so, sign in at [cma.cincwebaxis.com](http://cma.cincwebaxis.com) and navigate to 'My Profile' (linked under the 'Account Info' drop-down tab). Scroll midway down the page. Under 'Billing Information' click the box beside 'Receive eStatements.' Note! To save any such change to your profile, you must scroll further below and click the blue 'Submit' button.

- Because CRCA uses multiple official communication channels to alert residents about the assessment, please take note of this important point: **regardless of receipt of the statement (whether it is mailed or emailed), each owner is responsible to make sure their payment gets posted to their CRCA account by the due date of January 1 for the Master Assessment** (or that they set up a payment plan before that date). CRCA does not waive late fees when an owner cites non-receipt of the statement as the cause of non-payment.

## MARK THESE DATES

- **LAST WEEK OF NOVEMBER.** CMA distributes assessment statements by December 1. For owners who have not elected to receive an e-statement via email, the statement is mailed to the address listed in the owner's online account.
- **JANUARY 1.** As noted above, regardless of the statement or payment method they choose, owners are responsible to ensure their payments are posted to their CRCA accounts on time (or that they sign up for a payment plan by January 1). Sincerely, we want to help everyone avoid late fees on their account, so be advised: the mailing postage date, ACH payment withdrawal date, etc. **do not count** as

the date of receipt by CRCA. **The date the payment is posted to your CRCA account is the date of record.**

## MAILING ADDRESS

One important reason to sign up for an online account is to confirm your correct mailing address. Confirming the mailing address is especially important for new owners who have yet to receive any mailed correspondence from the CRCA.

If needed (for example, when someone rents out their property), owners may wish to provide a mailing address which is different from their Craig Ranch property address. You can do so by contacting CMA's Customer Care team, or by submitting an online form via your online account.

Because of the potential for mailing delays or other mailing issues, CRCA highly encourages owners to consider using any permitted payment method other than USPS mail service.

## WITH THANKS & IN FAIRNESS

The success of this Property Owner's Association (POA) over time depends on the individual contributions made by over 4,200 members each year. One reason to stress each owner's responsibility to pay their assessment is out of respect and fairness for all. If an association cannot depend on owners to pay the assessment fees, the POA must raise dues to cover that collection failure and maintain services. In such an unfortunate scenario, the paying owners effectively cover the costs for the non-paying owners, which is not fair. The fact that the CRCA can depend on everyone is a key reason our members can have confidence in the annual operating budget.

Of course, paying the assessment is just one piece in the puzzle of being a great neighbor in this association. Countless small actions add up to big impact. We appreciate and thank everyone who cleans pet waste from common area, securely stores trash bins (so they won't spill debris), checks in on elderly or sick neighbors, invites another resident to attend an CRCA social event, shares that proverbial cup of sugar, and so much more!



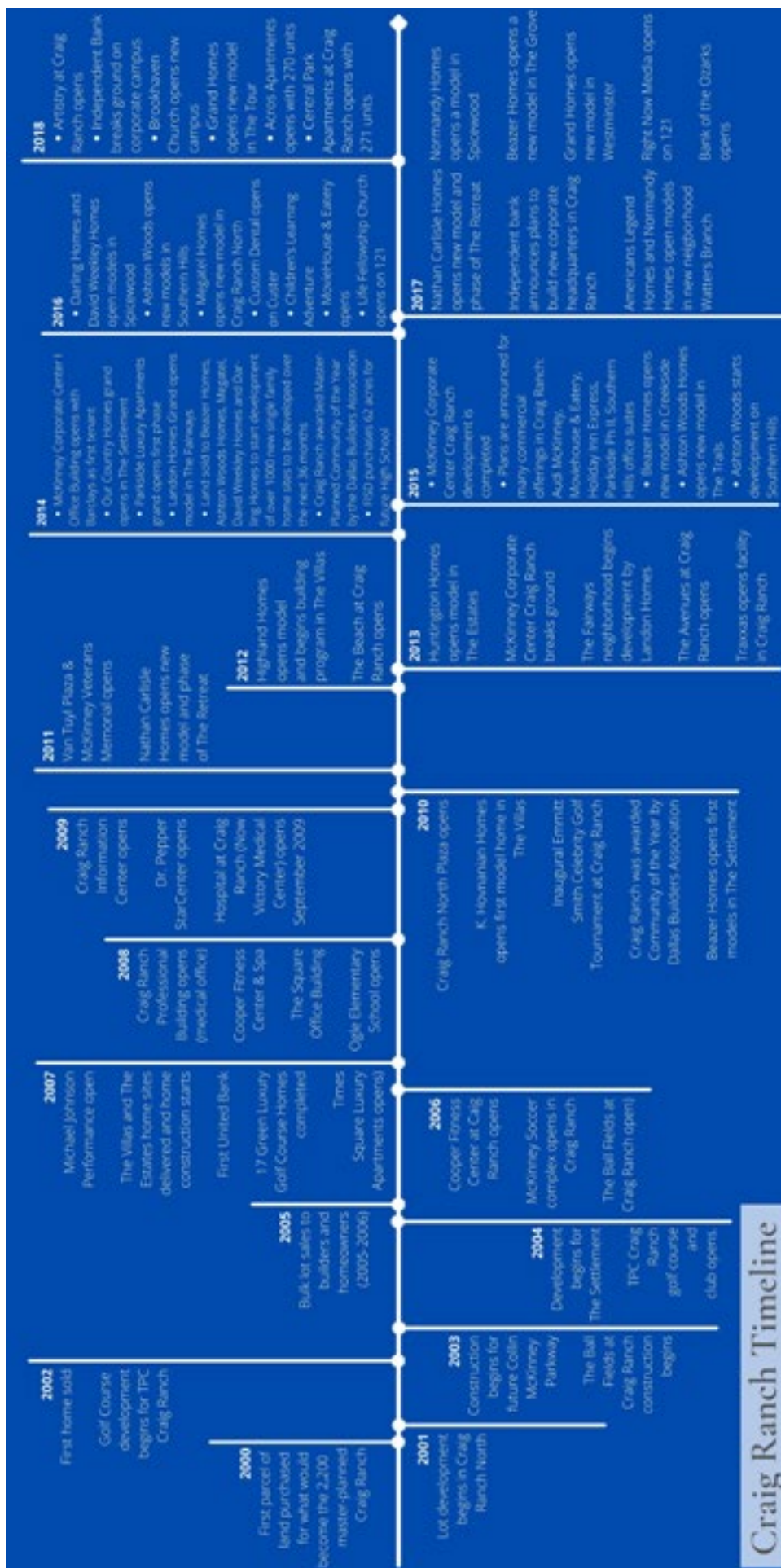
**RHONDA VAN TASSELL**  
Director of Operations

## MANAGER'S MESSAGE



**NICHOLE RICE**  
Operations Manager





Craig Ranch Timeline

## A LITTLE HISTORY ON THE RANCH

Craig Ranch is a beautiful and growing community where residents enjoy a high-quality lifestyle. Between the parks, trails, and numerous other amenities, as well as the TPC golf course available for membership, families can create wonderful and long-lasting memories with their loved ones while living in a peaceful and friendly neighborhood.

Our community was very different from what we see now; it has taken a long time and a unique vision to make it into what it is now and how it will continue to develop in the future. The vision is David Craigs', developer, land broker, chairman, and CEO of Craig International.

In 1979, Craig fell in love with a parcel of land in McKinney; he met the owner of this land and his brother, who taught him the basics of real estate development; by 1980, Craig bought a 2.5-acre lot, built an office, and launched his own real estate firm. Since then, he has spent much of this time assembling the acreage that is now Craig Ranch. One focus now, is on the community's commercial segment of HUB 121, next time you are in that area (121 & Alma) look for the new signage that just went up, listing Wine A Little, Cedar Creek Brewery and The Chop Shop just to name a few! There are also additional corporate centers, residential lots, and apartments either under development or in the early stages of development.

*"I think Craig Ranch brings resort-style living, which is a lifestyle community and a destination location... that's self-sustainable with a true mix of uses not vertically but horizontally and we have created a tremendous tax base and a quality of life" - David Craig.*

*\*Resource: Christine Perez, Craig Ranch - Cultivating Community, 2020.*

# CR LIFESTYLE EVENTS

## LUNCH & LEARN

**THURSDAY, SEPTEMBER 16 | 12 PM**

Most people have a basic understanding of what to do when a human gets hurt. But what do you do when it's your pet? Join us for our Lunch & Learn on Thursday, September 16th, to learn more about how to keep your pet happy and healthy.

\*Partnership with the Emergency Hospital of Collin County.



Reserve your spot:  
[crhealthypets.eventbrite.com](http://crhealthypets.eventbrite.com)

## MUM MAKING

The Compass

**WEDNESDAY, SEPTEMBER 15 | 7 PM**

Come join us at The Compass Center for our first Homecoming Mum workshop! Bring your mum materials, glue gun and favorite beverage.

Our board member, Vicki Schmitz, will be onsite as our workshop leader. Vicki has been making homecoming mums for her daughters for several years. She will also be providing techniques and examples to help residents assemble their own unique mums. This event is open for both adult and teens who are wanting to learn how to make their own mums. We will also have door prizes and music!

## CRAIG RANCH CREATIVE KIDS

**WEDNESDAY, SEPTEMBER 22 | 4 PM**

It's the first day of fall! Celebrate with us at The Compass Center with a fall craft and afterschool snack.



# SEPTEMBER 2021

SUN	MON	TUES	WED	THUR	FRI	SAT
			1	2	3	4
5	6 LABOR DAY	7 ROSH HASHANAH	8	9	10	11
12	13	14 BUNCO CLUB The Compass 7PM	15 MUM MAKING The Compass 7PM	16 LUNCH & LEARN The Compass 12PM	17	18
19	20	21	22 CRAIG RANCH CREATIVE KIDS The Compass 4PM	23	24	25
26	27	28	29	30		

**CR Event Center:** 7951 Collin McKinney Pkwy #850, McKinney, TX 75070  
**Compass:** 7225 Henneman Way, Allen, TX 75013

Due to print lead times, items on this calendar are subject to change.  
Visit [LifestyleCalendar.on.CraigRanchLiving.com](http://LifestyleCalendar.on.CraigRanchLiving.com) to confirm dates, times & event instructions.

## CR 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

Director of Operations

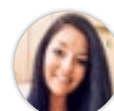
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### STEPHANY HERNANDEZ

Communications Coordinator

[shernandez@cmamanagement.com](mailto:shernandez@cmamanagement.com)



Teens  
& Adults



Vicki Schmitz  
Workshop Leader

# MUM MAKING

## Homecoming Mum Assembly Workshop

Wednesday, September 15th | Compass | 7 PM

### WHAT TO BRING

Scissors  
Ribbon

Glue Gun  
Yard Stick

Mum Accessories  
Your Favorite Beverage



\*Please note that CMCA will not be providing materials for your mum.

## COMMUNITY YARD SALE

# OCTOBER 2ND

8 am - 2 pm

Saturday, October 2, 2021

Craig Ranch Community

Register for the Yard Sale on Craig Ranch Living or email the Lifestyle Coordinator at [kfitzpatrick@cmamanagement.com](mailto:kfitzpatrick@cmamanagement.com).

# NATIONAL NIGHT OUT

TUESDAY, OCTOBER 5TH | RIVERWALK PARK | 5 PM - 8 PM



- Face Painters
- Balloon Artist
- Community Partners
- Music - Provided by Fredshots
- Photo Booth - Provided by Fredshots
- Door Prizes
- Local Law Officers (if available)



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# TAILGATE PARTY & CHILI COOK-OFF

Register for Chili Cook-Off



Sunday, October 10th | Michael Johnson Performance Center | 3 PM



**ROXANNE WEBB**  
Administrative Assistant  
[rwebb@cmamanagement.com](mailto:rwebb@cmamanagement.com)



**KATI FITZPATRICK**  
Lifestyle Coordinator  
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**MONTE CEPEDA**  
Maintenance Associate



**JENNIFER PETERSON**  
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**BRANDY HOTCHKISS**  
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**JOEL RINCON**  
Maintenance Associate



**SMOKEY KOWALESKI**  
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**RANDY CAIN**  
Maintenance Director  
[rcain@cmamanagement.com](mailto:rcain@cmamanagement.com)



**ARTHUR WOODS**  
Maintenance Porter



**BRANDY  
HOTCHKISS**  
*Common Area Manager*



## AROUND THE RANCH

# ASSESSMENT **DOLLARS AT WORK**

### THE GROVE

The Grove had severe freeze damaged plants and landscaping the was not thriving. They now have new sunshine Ligustrum shrubs, May Night salvia perennials and Red Bud trees. New flower beds were also added near their pavilion for annual seasonal flowers.



BEFORE



AFTER

### CRAIG RANCH MASTER: MILLIE COOPER PARK

At Millie Cooper Park the declining Mexican Feather grass was removed and replaced with Blond Ambition grasses.



BEFORE



AFTER





## CRAIG RANCH MASTER: WEISKOPF MEDIAN

The Weiskopf median was damaged by construction vehicles and is now repaired with the installation of Texas native rock and large decorative boulders.

BEFORE

AFTER

## CRAIG RANCH NORTH

Craig Ranch North had a problematic area around under some large mature trees. A nice rock design is now meandering under the trees along with shade tolerant zoysia grass.

NOW

NOW

## COMPLIANCE CORNER

# LEASING: WHAT YOU NEED TO KNOW

One of the most prominent categories for compliance involves the leasing of homes. Craig Ranch has a leasing policy in place, clearly outlining the guidelines and expectations for the duration in which the home is leased.

The following provides some basics on how to acquire and maintain a lease without incurring a violation:

### STEP ONE: HOW DO I GET APPROVED TO LEASE?

- 24 months have passed since the date of closing.
- Fill out "**Exhibit A**" in the leasing policy which is the permit application.
- Your service area must have a leasing capacity of less than 25%. If over 25%, you will be added to a waiting list.

### STEP TWO: I'M APPROVED, NOW WHAT?

- Once approved, you have 90 days to find a tenant.
- Provide CRCA office with a copy of the **Current Lease**- make sure it's not expired!
- Have tenant fill out "**Exhibit B**" from the leasing policy which is the Tenant Receipt. This states that your tenant understands they are held to the same policies and guidelines as a homeowner.

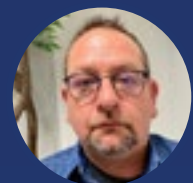
### STEP THREE: HOW DO I STAY COMPLIANT?

- If there is a tenant change, make sure a new lease and new Tenant Receipt (Exhibit B) is signed and given to CRCA office.
- If tenants remain the same, ensure you always have a current lease on file. As you start to near the expiration date, a lease extension will be required.

**\*\*Craig Ranch does NOT allow month to month leasing. The minimum term for a lease is 6 months.\*\***



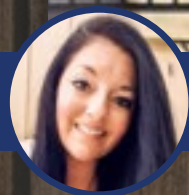
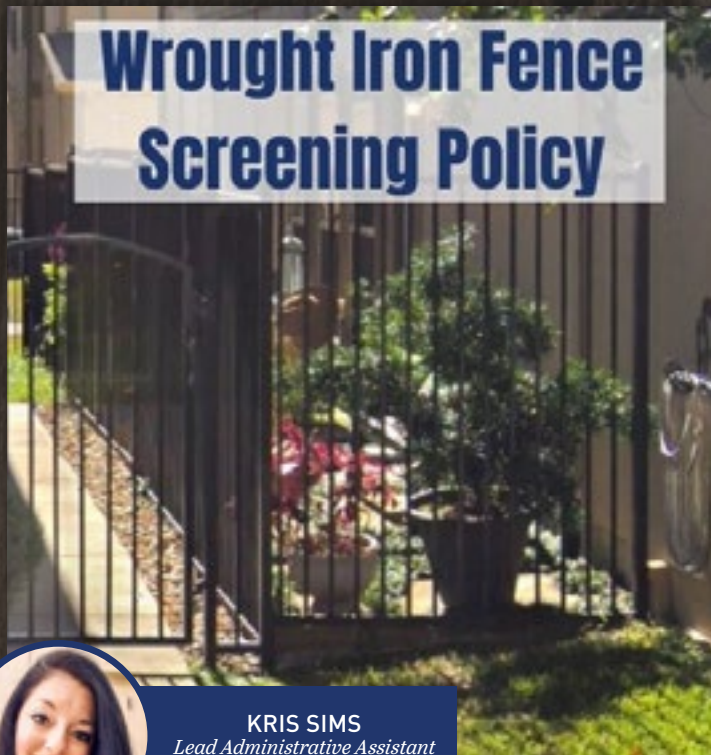
**JENNIFER  
PETERSON**  
*Compliance  
Coordinator*



**SMOKEY  
KOWALESKI**  
*Compliance  
Coordinator*



# Wrought Iron Fence Screening Policy



**KRIS SIMS**  
*Lead Administrative Assistant*

## DRC TIPS

### WROUGHT IRON FENCE SCREENING

This month we are covering another new policy added to the Design Guidelines: wrought iron fence screening! Wrought iron fences are installed to leave a sense of openness in the yard. They make a small yard feel bigger than the standard wooden fence. In larger yards, wrought iron allows visibility to beautiful landscaping or backyard elements that are often close to major common areas like the TPC golf course.

The following are Prohibited: Live or artificial vines, ivy/plants, burlap, and bamboo. Screening should not obstruct the gates on the fence and is not meant to be used on front porches or balconies. Live screening (excluding vines) is most often the best option, especially for larger yards. If live screening is used near the alleyway or roadway, it is important to keep it maintained and prevent interference or obstruction of visual lines of sight.

To find more details or specifics for your service area (such as Hemingway and Spicewood), the full policy can be accessed at [Craig ranchliving.com](http://Craig ranchliving.com) or you can email [cradmin@cmamanagement.com](mailto:cradmin@cmamanagement.com).

A wrought iron screening ACC request would need the following:

- Submit an Architectural Change Request through your online CMA portal.
- Property Survey (usually found in closing documents).
- Indicate on property survey where screening will be installed.
- Current picture showing where the screening will be added.
- Materials list and dimensions. (If using live screening, type of bushes or ornamental trees being used.)

***\*As a general ACC reminder, once the CRCA office has received all documents needed for any submission, the Design Review Committee then has 30 days to review and make their decision.\****



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



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# CELEBRATING LABOR DAY

Labor Day symbolizes the end of the summer for most people, but Labor Day is also a celebration of American workers' social and economic achievement. Because of our workers' contributions over the years, our country is strong, prosperous, and American families' lifestyles have been enriched.

The idea surged in the late 19th century, and the first Labor Day parade was thrown in New York by the Unions workers to celebrate their hard work. However, it took more than a decade for Congress to pass an act making Labor Day a legal holiday, celebrated the first Monday of September. We celebrate our hard work on this day with picnics, parades, and parties to exhibit "the

strength and 'esprit de corps' of the trade and labor organizations" of the community (U.S Department of Labor).

How are you and your family going to celebrate Labor Day? There is a lot to choose from when it comes to this holiday, some families unite and spent the day cooking in the backyard; and others go out to parades or other parties. It does not matter how you do it; what matters is to recognize all the hard work that we, as Americans, do every day to keep our country the best place to live and make our dreams come true.

Happy Labor Day!

## CRAIG RANCH CARTOON: LABOR DAY



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