

Telegram

CRAIG RANCH



Living the Dream

DECEMBER 2021



CRAIG RANCH *Telegram*

DECEMBER 2021



Craig Ranch
Community Association
7951 Collin McKinney Pkwy
Suite 850
McKinney, Tx 75070

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

Hours:
Monday-Friday | 8 am - 5 pm

Website:
www.craig ranchliving.com



Community.
Well Served.

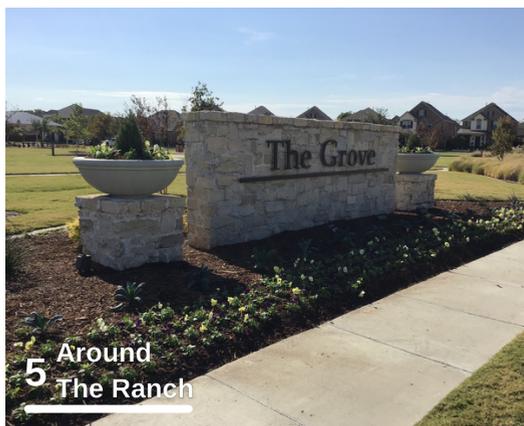


3
Manager's Message
A Re-cap Of 2021!

5
Around the Ranch
Assessment Dollars at Work

6
Compliance Corner
Holiday Lights & Decorations

7
Calendar
Lifestyle Events



9
DRC Tips
Landscape Bed/Border Guidelines

10
Yard of the Month
December Winners

10
Pets of the Month
December Winners



11
Christmas Facts
Craig Ranch Cartoon

12
City of McKinney
Package Theft Prevention Tips

5 Around
The Ranch

9 DRC Tips



RHONDA VAN
TASSELL
Director of Operations

A Re-cap Of 2021!

Well, another year has flown by, and your Craig Ranch Community Association (CRCA) staff has been busy, especially our Lifestyle and Communication Coordinators! We will be rolling out two new communication avenues on January 1st. The Craig Ranch Living website will change platforms and has a crisp new look that is much more user friendly than the current website. On March 1st, the new monthly magazine will hit your mailboxes! We are looking for a new name from the current name of "The Telegram", so be on the lookout for a "Name the Magazine Contest". *Please note, this publication is produced and mailed at no cost to CRCA.

CRCA hosted 65 different events in 2021 with over 3,000 residents in attendance. We hosted community-wide events, including [Game Night](#), [Picnic in the Park](#), [Plunge into Summer](#), [National Night Out](#), and the [Tailgate & Chili Cook-Off](#). We have two semi-annual events that are greatly anticipated in the Craig Ranch Community, the [Community Yard Sale](#) that takes place the first weekend in May and October, along with our [Shredding Event](#) in April and October. This year we included electronic recycling at the April event.

For our four-legged "residents", there are quarterly [Pet Socials](#) at the K9 Corral, including [Puppy Love](#), [Peter Puppertail](#), [Dog Days of Summer](#), and [Pupsgiving](#). Each event included a photo booth, drinks, and snacks for both pet parents and their fur babies. Our community business partners: Dogtopia, Emergency Animal Hospital of Collin County, Top Dog, and PetBar Grooming brought goodie bags for all! On December 7th and 21st, we are hosting Treat Yo'Pet Tuesdays. The Pet Treat Trunk will be at the K9 Corral from 3:30 pm – 6:30 pm to sell baked goods for cats and dogs, it's purrrfect for the holidays!

Once a month we host [Creative Kids](#), these events are designed for elementary age and younger. This year's events included [Cupcakes & Kisses](#), [Dr. Suess' Birthday](#), [Monster Mash](#), and [Kidsgiving](#). The last kids' event for 2021, [A Merry Grinchmas](#), will be held on December 15th.

Join us for our "Whobilation" to celebrate the holiday season with a "Who Feast" and pictures with The Grinch.

Between June and August, we had our [Summer Events Series](#). Once a month, residents brought their lawn chairs and coolers to set up in Riverwalk Park for our [Concert in the Park](#). Featured bands were Mars Hill Band, Breckenridge, and Three Amigos. The Sports Resort hosted our [Movies at the Beach](#), where we screened family classics like Finding Nemo, Enchanted, and Shrek. We also we host the [Kids Book Club](#) once a week with themed crafts, snacks, and story time. Some of the kids' favorites were Dragons Love Tacos and Rainbow Fish.

CRCA hosted several Adult Socials this year, some of our most popular were the [Paint & Pour](#), [Cocktail Class: Vodka Edition](#), and [Fall Candle Making Party](#). For Halloween, our [Horror Night](#) feature was A Nightmare on Elm Street that was selected by the residents. In December, we will have two [Adult Socials](#); [Christmas Cocktail Class](#) on December 9th where residents will learn to make three holiday cocktails and the [Holiday Wrapping Party](#) and on December 13th, grab your favorite beverage and meet us at the Compass to wrap presents without the wondering eyes of your children or spouse. Keep an eye on our lifestyle calendar, we will be hosting monthly [Adult Socials](#) in 2022.

Throughout the year we partner with our local business partners for educational events at our [Brunch & Learns](#). In March, we presented "How to Build Raised Garden Beds" in partnership with the Master Gardeners of Collin County and in September, we hosted "Happy and Healthy Pets" in partnership with Emergency Animal Hospital of Collin County. We also partnered with several fitness facilities for [free workout classes](#) and this past October, Pryme Yoga held [eight workouts](#) throughout our Craig Ranch Parks.

The most highly attended events are the [Holiday Celebrations!](#)



We hold an annual Easter Eggstravaganza, 4th of July Celebration, Spooktacular & Haunted Trail, Diwali Dance, and the Tree Lighting Ceremony. This year the Tree Lighting Ceremony will be Saturday, December 4th, we hope to see you there!

The Craig Ranch Cinema will feature How the Grinch Stole Christmas on Friday, December 10th, we will have hot chocolate and concession sweets. Breakfast with Santa will be hosted on Saturday, December 11th at The Compass.

As an added Christmas surprise, Santa will be dropping off his sleigh on November 29th at Millie Cooper Park!! It will be there through the holiday season for you to enjoy, so stop by, climb aboard and take your own family holiday photos!

As our event attendance continues to grow, the need for volunteers is increasing. Our Lifestyle Coordinator, Kati Fitzpatrick, needs resident volunteers to help with our larger community events. With a wide variety of activities planned for 2022, there will be plenty of opportunities to volunteer at events that fit your interest. One of the more well-known benefits of volunteering is the impact on the community. Volunteering allows you to connect and enhance your community.

Even helping with the small tasks can make a big difference. Dedicating your time as a volunteer helps you make new friends, expand your network, and boost your social skills.

With the launch of our new website in January 2022, we will be including a **Volunteer Page** for residents to easily access volunteer openings. Whether you're looking for community service hours for school or to just give back to your community, we will have opportunities for you! Many, many hours go into the planning, coordinating, and preparations of each event. If you would like to become more involved in these aspects, you can also join the new **Social Committee**. There are also ad-hoc committees established throughout the year, for handling projects like the installation of the Holiday Lights. There are numerous ways for you to engage and give back to your community!

**For more information on all these events, log on to CraigRanchLiving.com and see the calendar.*



BRANDY
HOTCHKISS
Common Area Manager

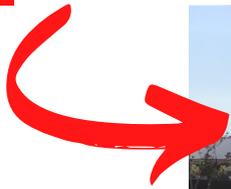


Around The Ranch

Assessment Dollars at Work

Improvement Projects: Craig Ranch Entrances & Millie Cooper Park

Fall annual flowers were planted throughout **Craig Ranch**! These beautiful multi-color pansies will help brighten up our community's entrances in the fall and winter seasons.



Now

Trees at **Millie Cooper Park** were structurally pruned and shaped in preparation for holiday lighting. These trees will be wrapped with Christmas lights for the residents to enjoy and take pictures!

Now



Now

Compliance Corner: Holiday Lights & Decorations

JENNIFER
PETERSON
Community
Standards
Coordinator



The holiday season is exciting for everyone. Residents love to decorate early with anticipation for the Holidays. We understand many owners schedule companies to install lighting and there are limited times for the contractors schedules, but they should not be illuminated until the permitted time frame (see below). In addition, decorations are required to be removed and out of public view within five days after the holiday.

According to the Governing Documents:

- “Christmas decorations may be installed Thanksgiving Day and must be removed by January 5th.”
- “Tip: Please be careful not to over decorate. Excessive lights, noise, etc. impact surrounding neighbors.”
- “All other holiday and seasonal decorations will be considered on a case by case basis.”

Your Compliance Coordinator,
Jen Peterson, jpeterson@cmamanagement.com

*For more information, please go to the Governing Documents at: www.craig ranchliving.com

We also want to congratulate **Smokey Kowaleski on his promotion from Compliance Coordinator to Assistant Manager in Training at our Allen office!



Community Contact Information



RHONDA VAN TASSELL
Director of Operations
rvantassel@cmamanagement.com



NICHOLE RICE
Operations Manager
nrice@cmamanagement.com



KRIS SIMS
Lead Administrative Assistant
ksims@cmamanagement.com



STEPHANY HERNANDEZ
Communications Coordinator
shernandez@cmamanagement.com



ROXANNE WEBB
Administrative Assistant
rwebb@cmamanagement.com



JENNIFER PETERSON
Compliance Manager
jpeterson@cmamanagement.com



BRANDY HOTCHKISS
Common Area Manager
bhotchkiss@cmamanagement.com



KATI FITZPATRICK
Lifestyle Coordinator
kfitzpatrick@cmamanagement.com



RANDY CAIN
Maintenance Director
rcain@cmamanagement.com



JOEL RINCON
Maintenance Associate
jrincon@cmamanagement.com



MONTE CEPEDA
Maintenance Associate



ARTHUR WOODS
Maintenance Porter



SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4 Tree Lighting Ceremony Millie Cooper Park 5 pm
5	6 Hanukkah Ends	7	8	9 Christmas Cocktail Class Compass Center 7 pm	10 Cinema: How the Grinch stole Christmas Riverwalk 5 pm	11 Breakfast with Santa Compass Center 9 am
12	13 Holiday Wrapping Party Compass Center 7 pm	14 Bunco Club Compass Center 6 pm	15 Merry Grinchmas Compass Center 4 pm	16	17	18
19	20	21	22 Elf on the Shelf Raffle Facebook Live 10 pm	23	24	25 Christmas 
26	27	28	29	30	31	

Tree Lighting Ceremony

Saturday, December 4th | 5:00 pm | Millie Cooper Park

The seasonal festivities will begin at 5:00 pm with face painters, balloon artists, and Christmas carolers. We will have crafts and games for the kids, and Leon the Elf's Magic Show will begin at 5:30 pm.

Throughout the event, residents can enjoy Christmas cookies and hot chocolate. At 6:30 pm, we will gather at Millie Cooper Park to watch Mayor Fuller, his wife Maylee and David Craig illuminate our beautiful community Christmas Tree!

Breakfast with Santa

Saturday, December 11th | 9:00 am | Compass Center

Santa is coming to Craig Ranch! Residents will be able to take a photo with Santa and then grab a donut from the North Pole's very own "Blitzen's Bakery." We will also have hot chocolate to warm you up.

There will be tables available for residents to sit and enjoy their breakfast before or after visiting Santa. Storytime will be every 1/2 hour.

The children will also be able to decorate their own Christmas Cookie to take home with them!

Craig Ranch Cinema: How the Grinch Stole Christmas

Friday, December 10th | 5:00 pm | Riverwalk Park

Come to Riverwalk Park on Friday, December 10th for a little social interaction. Snuggle up in your favorite pajamas for the family holiday classic "How the Grinch Stole Christmas" (2001).

We will have a guest appearance from The Grinch at 5:00 pm to take photos with the kids. CRCA will be providing a complimentary concession stand with hot chocolate and sweet treats while supplies last.

Residents are welcome to bring their own food and drinks to the park. The movie will start at dark. Remember to bring your blankets and lawn chairs.

Craig Ranch Main Office

7951 Collin McKinney Pkwy #850, McKinney, Tx 75070

The Compass Event Center

7225 Henneman Way, Allen, Tx 75013

Due to print lead times, items on this calendar are subject to change. Visit the Lifestyle Calendar on craigranchliving.com to confirm dates, times & event instructions.



Christmas Cocktail Class

THURSDAY, DECEMBER 9, 2021 | COMPASS | 7PM - 9 PM

Drinks: Fizz & Frosty, Prancer Time, and Santa's Flask

Tickets here




HOW THE GRINCH STOLE CHRISTMAS

PAJAMA PARTY IN THE PARK!

POP CORN
HOT CHOCOLATE

GUEST APPEARANCE BY
THE GRINCH

WEAR YOUR FAVORITE PJS

Register here




Breakfast With Santa

Register here

SATURDAY, DECEMBER 11, 2021 | COMPASS | 9 AM - 12 PM




the ELF on the SHELF[®]
a Christmas tradition

Elf on the Shelf Photo Submissions

Get Creative!

Submit a photo of your Elf on the Shelf for a Chance to Win our Elf on the Shelf Basket. For more information scan the QR Code.



DRC Tips:

Landscape Bed/Border Guidelines

Happy Holidays! We have a lot of new homeowners in Craig Ranch who are excited to join the community and start making their new house, their own!

One of the first items new homeowners start to re-imagine, is the front yard, specifically landscaping beds and borders. Landscaping beds/borders should complement the existing residence in style and color. The suggested minimum depth of a landscaping bed is 6' (feet) from the foundation. All planting beds should be mulched. If you would like to use a different material than mulch, it must go through the ACC process.

The approved landscaping border materials are steel, stone, and brick. (The term stone does not apply to any and all rocks. Be sure to provide a picture of the stone you wish to install.) Ideally the stones and/or bricks should be mortared together. Please also be aware that landscaping bricks and house bricks are different. House bricks, which have holes on 2 sides, are not an approved material for a landscaping border. Any plastic or rubber edging material is also strictly prohibited.

To find more specific details on modifying your landscaping bed, the full policy can be accessed on www.craig ranchliving.com, www.cmamanagement.com, or you can email cradmin@cmamanagement.com with any questions or concerns.



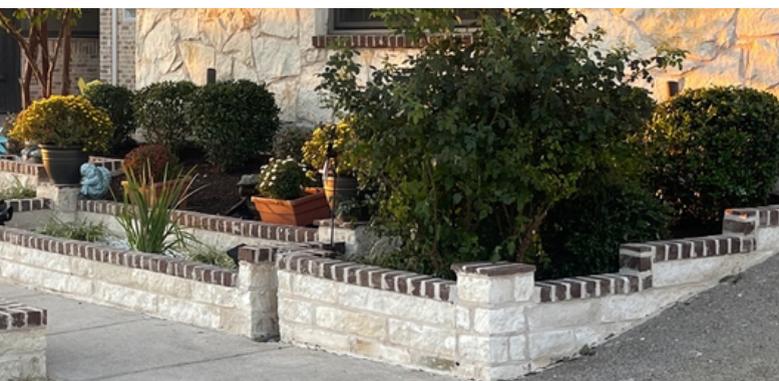
KRIS SIMS

Lead Administrative Assistant

A landscaping request needs the following:

- Submit an Architectural Change Request though your online CMA portal.
- Property survey (usually found in closing documents).
- Indicate on property survey where the new landscaping bed/border will be installed.
- Current picture(s) showing the landscaping bed(s).
- Materials list from contractor.
- Pictures of materials showing the colors being requested.
- Sample image showing what you would like your project to look like upon completion.

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





PETS OF THE MONTH

Aspen!



We introduce to you: Aspen!

Aspen is one and a half years old. She is super cuddly and purrs all the time. In the morning, when she is hungry, she nips at her owner's chin or nose. This holiday season, Aspen is working on Not climbing up and bringing down the Christmas tree! Aspen's favorite things are her toys with feathers, sitting in the sun and butter.

Darkness!



Meet: Darkness!

She was a wonderful friend who was loved and cherished by her family. She will always be in the hearts of her loved ones.

In Memoriam

Darkness 2010-2021.

Not all angels have wings; some have whiskers.



CRAIG RANCH - 2021 YARD OF THE MONTH

Congratulations to our Yard of the Month winners, who each received a \$25 gift card to Calloway's Nursery!



8512 Sand Hills Dr.



7904 Heritage Palms Trl.

Christmas Facts

We all love the holiday season; it brings joy and beauty. Most people say, "it's the most wonderful time of the year." But, there is more to know about this holiday.

The following are facts about Christmas that you may not know.

- **Expenses:** According to the National Retail Federation (NRF), over the last five years, the average yearly expenditure on gifts in the U.S. was \$629. This trend tends to increase every year.
- **The "real" Santa Claus:** They are approximately 20,000 'rent-a-Santas' across the United States every year. They go under extensive training to be an excellent impersonation of this holiday icon.
- **Jingle bells:** This iconic song was originally a Thanksgiving song! Its original name was "The One Horse Open Sleigh," by James Lord Pierpont in 1850.
- **Christmas tree:** German and other European settlers popularized Christmas trees in America by the early 19th century.
- **Ugly Christmas sweaters:** The sweaters became a party trend in Vancouver, Canada, in 2001, and apparently, this trend is here to stay! According to Fox Business, the ugly sweater industry is a multi-million business.
- **Christmas lights:** Edward Hibberd Johnson had the idea of stringing bulbs around a Christmas tree in New York in 1882. By 1914, the lights were being mass-produced. Now, approximately 150 million sets of lights are sold in the U.S. each year.
- **Christmas retail:** Between 2019 and 2020, U.S. retail e-commerce holiday sales grew by approximately 50 billion U.S. dollars.
- **Holiday shopping:** In 2020, approximately 40 percent of Christmas shoppers started to shop before the end of October, and about 15 percent of consumers began in December.

Sources:

- **Tally:** <https://www.meettally.com/blog/how-much-do-americans-spend-on-christmas>
- **History:** <https://www.history.com/news/christmas-traditions-history>
- **KSL NewsRadio:** <https://kslnnewsradio.com/1937740/jingle-bells-was-originally-written-as-a-thanksgiving-song/>
- **Statista:** <https://www.statista.com/topics/991/us-christmas-season/#dossierKeyfigures>

Craig Ranch Cartoon Christmas Night



Package Theft Prevention Tips

“Porch pirates” are unfortunately more prevalent than ever, taking advantage of the fact that online shopping is at an all-time high. Even though recent legislation has changed and it can be a felony crime, it’s often so tempting and easy to snatch a package that some criminals can’t resist. It can happen at any time, but crime tend to peak around the holiday season. With shoppers taking advantage of Black Friday deals, there’s an abundance of boxes on doorsteps every December.

Use these tips and tools to protect your gifts and prevent package theft at any time of the year.

Outdoor security cameras: For maximum theft deterrence, make sure your outdoor security cameras are highly visible and pointed at the package drop-off area.

Video doorbells: Video doorbells are lower profile than security cameras, so they aren’t as effective as theft deterrents. However, they have perks that could still make them an excellent choice for your homes, such as motion activation, easy installation, multi-functional features, and a unique vantage point that’s more likely to catch a thief’s identity than an overhead camera.

Package lock-boxes: These can be installed near or in conjunction with your mailbox. While even a non-locking parcel box prevents theft by concealing your deliveries from the street, choose a lockable container for maximum security. Some lock-box styles have a slot for easy drop-offs but require a key for retrieval. With boxes that remain locked, USPS will work with you to ensure your delivery person has access. You must also communicate delivery instructions to FedEx and UPS drivers.

Home security window and yard signs: Signs advertising your home security system could be enough to scare off a thief.

If you do not have a system, consider posting faux signs. It’s also possible to purchase used “real” security signs online. It’s no substitute for an actual security system, but many porch pirates aren’t highly refined thieves. They’re merely looking for a quick way to make money and an adrenaline rush.

Have your packages delivered elsewhere, such as your place of employment, an Amazon delivery site, P.O. box, or FedEx/UPS location. It’s well worth the minor inconvenience to ensure your packages are safe.

Request that deliveries require a signature: With carriers like FedEx or UPS, you can often set this preference using your customer account, even if the package is already on its way. In other cases, such as USPS deliveries, you will need to arrange for a signature ahead of time.

Subscribe to delivery alerts: All of the major delivery services offer notification services for package updates. Opt in to receive the most up-to-date information available.

Keep the area around your front porch clear and Visible: Thieves want to be able to get to and from your doorstep undetected. When they’re likely to be seen, they’re more likely to choose another target.

Request nondescript packaging: When possible, ask senders not to announce where the package is coming from, especially if it’s from a high-end store. Sometimes this is possible through requesting a gift shipping option. Check the box labeled “Gift” to ensure your package comes in a plain box.

And as always, if you see something, say something!



By: Officer
Trent Davis



McKINNEY
Crime Watch Connection

Stay up to date on what is happening in the community with our monthly Telegram!



Would you like to collaborate with new content for the Telegram? We would love to add your articles, photos, or news! Please send an email to our Communications Coordinator, Stephany Hernandez at: shernandez@cmamanagement.com for news, events, or participating in the Pet of the Month (please include a photo and a short bio of your pet).

