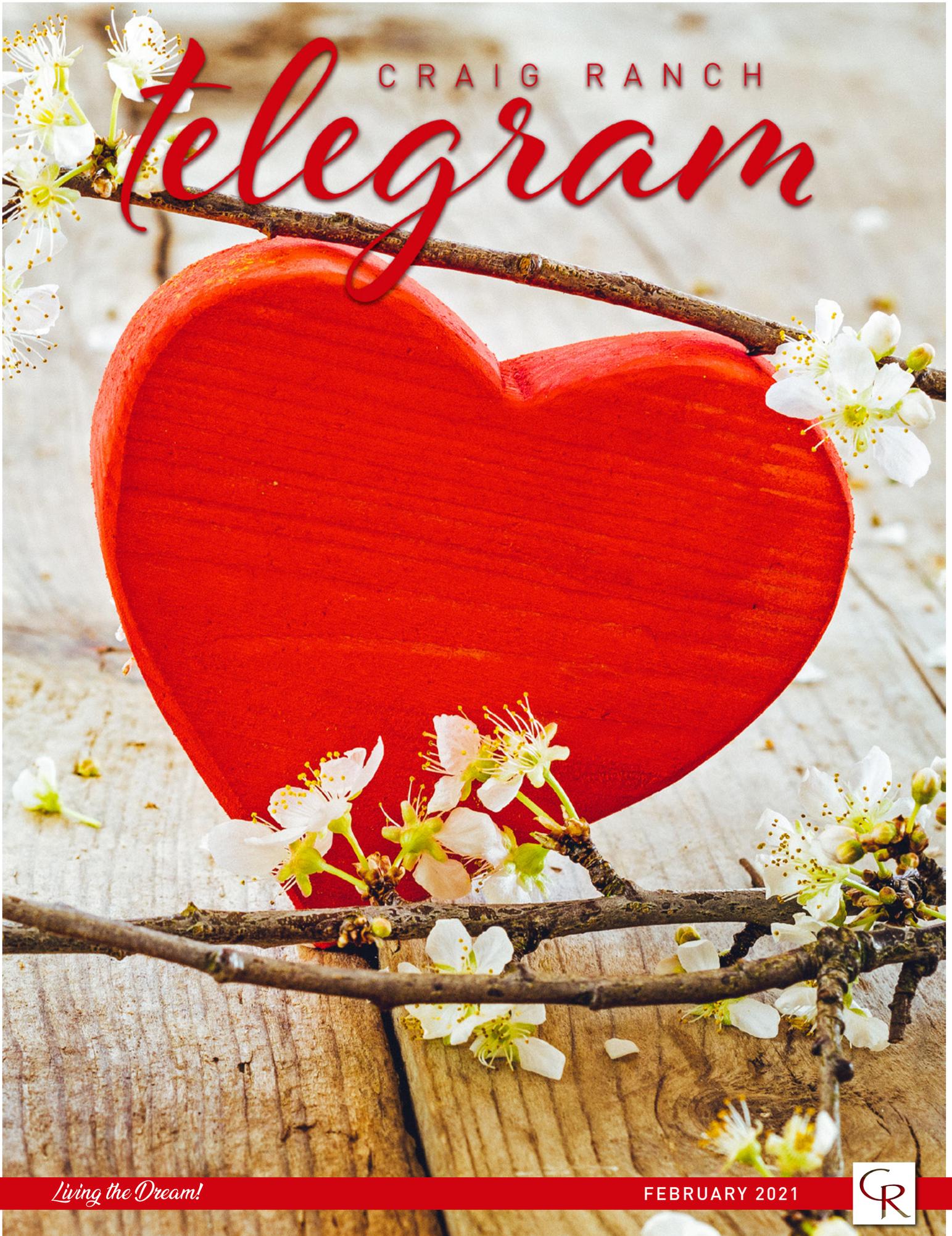


CRAIG RANCH

# Telegram



*Living the Dream!*

FEBRUARY 2021





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Working together, the **Aprilaire® Steam Humidifier** & the **Lennox PureAir™** can provide an optimal indoor environment!

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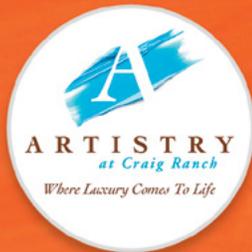
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CRAIG RANCH TELEGRAM  
THE OFFICIAL COMMUNITY PUBLICATION

# CRAIG RANCH telegram

FEBRUARY 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

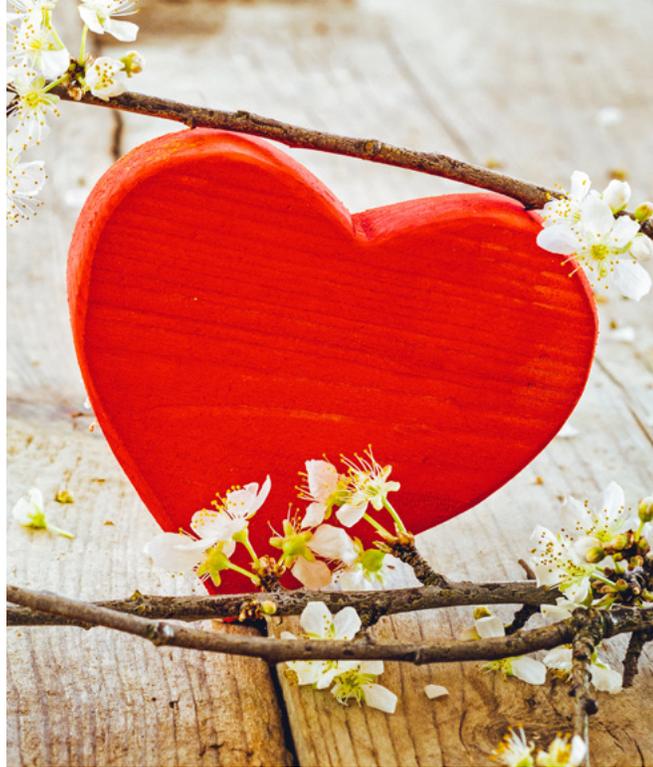


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# BOARD ELECTIONS

**04** **MANAGER'S MESSAGE**



## THREE CRCA BOARD POSITIONS OPEN IN 2021 ELECTION!



# BOARD ELECTIONS

The Craig Ranch Community Association (CRCA) has been under owner control since 2019. This means that the founder no longer makes the strategic and fiscal decisions which secure the future of our Community Association.

The volunteers who devote their time and energy to the Board ardently believe in the Craig Ranch way of life because it is their way of life! They serve for a variety reasons, including:

- Maintain our extensive portfolio of assets and amenities.
- Preserve our beautiful surroundings, such as our tree canopy, landscaping, walking trails, parks, lakes and ponds.
- Protect community aesthetic guidelines by upholding design standards.
- Facilitate an active lifestyle by providing extensive social events.

The Board is dedicated to preserving your home/business investment, which requires an unrelenting focus that is vital to maintain property values.

At the 2021 Annual Meeting, scheduled for March 24 at 7pm via zoom, the CRCA owners will elect three board directors (one residential, one commercial non-multi-family and one at large), each for a term of two years. Any owner may apply for candidacy. Similarly, each CRCA owner can vote in the 2021 election. Voting will take place electronically through HOAst. The process is secure, user friendly and will take only 30 to 40 seconds. After you cast your electronic vote, you will receive an email confirmation. A HOAst hyperlink will be featured on [CraigRanchLiving.com](http://CraigRanchLiving.com).

Pursuant to the Craig Ranch Community Association Bylaws, Section 2.7(c), Election Districts were established to elect directors to the Board. Election Districts provide Board representation by groups with potentially dissimilar interests and to avoid a situation in which groups can elect the entire Board due to the number of votes they represent.

RHONDA VAN  
TASSELL  
*Director of Operations*



This year's election will select owners from **Residential District B, Commercial Non-Multifamily and one At-Large Owner** that is not associated with a specific district. Here are the Craig Ranch Voting Districts:

- 1. Residential Election District A**  
Craig Ranch North, Creekside, The Grove, Watters Branch, and Liberty Hill – **will only vote for at large position.**
- 2. Residential Election District B**  
The Settlement, Settlement Townhomes, Chateaus of the Settlement, 17 Green, The Trails, Spicewood, The Estates, The Retreat, Hemingway, The Fairways, Southern Hills, Westminster, The Tour and Cooper Life -- **will vote for at large and residential positions.**
- 3. Commercial Election District – Multifamily**  
Apartment and Vertical Condominium Owners, **will only vote for at large position.**
- 4. Commercial Election District – Non-Multifamily**  
Medical, retail, office, banks, hotels, restaurants, schools, fitness, and all other non-multifamily – **will vote for at large and commercial non-multi-family positions.**

A successful and vibrant community relies on committed volunteers to serve as Board members. Craig Ranch Community Association Board Members work closely with the Director of Operations to serve your neighbors while protecting and enhancing community assets. Whether you choose to run for the Board or not, please be sure to mark your calendar for March 24, 2021 and join your neighbors at the 2021 Craig Ranch 2.0 Community Association Annual Meeting.

### WANT TO THROW YOUR HAT IN RACE?

If you are interested in running for the Board in 2021, you must submit the Board Questionnaire found in this issue of The Telegram. The questionnaire is also available for download at [CraigRanchLiving.com](http://CraigRanchLiving.com) found on page 6 in this issue of The Telegram. The due date for the questionnaire and the related document of up to 500 words is due by Thursday, February 25 at 12pm. Shortly after the closing date, absentee ballots will be mailed to all homeowners along with the official meeting notice. Candidate forms received after February 25, 2021 will not be included on the Ballot.

### INDIVIDUAL RESPONSIBILITY

Our directors face a variety of situations during their terms of service. If you are interested in submitting your candidacy, please consider the following principals:

- Act in good faith for the association's overall interests. Directors must consider what works for all CRCA owners, not a select few. Each decision must be based on a board member's scrupulous discernment.
- Act with appropriate care and caution, seeking advice from experts when appropriate. As volunteers, board members should exercise prudence when making decisions. This can involve consulting professionals if a project requires knowledge beyond one's scope.



**NICHOLE RICE**  
*Operations Manager*

- Act within authority boundaries; it is vital that board members understand the perimeters of their power and do not exceed it. Board members must have a thorough understanding of the association's governing documents, which outline the position's requirements and exclusions. CRCA's governing documents are available for owners to view at [CraigRanchLiving.com](http://CraigRanchLiving.com).
- Directors must use judiciousness to prevent personal gain, i.e., board members should not take advantage of business opportunities related to association affairs, nor should they accept gifts from vendors seeking to do business with the association. Ultimately, board members are entrusted with the care, protection, and enhancement of the property values of others. They have a fiduciary duty of loyalty to the entire community and must exercise the skill and care that a reasonable person would employ under similar circumstances. They must be of strong character, with the ability to maintain confidentiality.

#### **TIME OBLIGATION**

Beyond acting in good faith, candidates should consider the time requirements of this volunteer position. Directors must be able to attend monthly board meetings, the Annual Meeting, and any other scheduled gatherings throughout the year.

Typically, monthly board meetings are held on the third Wednesday of the month from 6:00pm to 8pm. The board members choose the dates and times for their meetings, along with the roles they will serve (President, Vice President, Secretary, Treasurer and Director). Directors must review all materials prior to board meetings to ensure active participation. Due to COVID-19 and social distancing guidelines, 2021 board meetings will be conducted virtually.

Directors must also be prepared to work alongside community volunteers and professional management staff. Directors serve as liaisons to service area committees and board appointed committees. The board liaisons serve as communication conduits between the Board of Directors and the committee volunteers. Weekly time commitments vary; however, an average week is between 5-7 hours.

Finally, given the scale of CRCA's annual budget and maintenance projects, a robust business background can be extremely beneficial. Board directors must have a working computer and internet access. They must be able to communicate via email and be proficient in the use of such applications as Microsoft Word, Excel, PowerPoint and Adobe PDF.

If you have any questions regarding the election process, please contact the office staff at 972.548.9191 or email, [craigranchcommunityassociation@cmamanagement.com](mailto:craigranchcommunityassociation@cmamanagement.com). Hours of operation are M-F, 8:00am to 5pm.

#### **VOTERS STAY TUNED**

Online voting will begin in February, so we will be sharing the candidate profiles through our communication channels soon. We ask our voters to stay tuned to the CRCA website at [CraigRanchLiving.com](http://CraigRanchLiving.com), weekly newsletter, special candidate mailings and CRCA Facebook page.



## **WE ARE HERE TO HELP WHEN YOU ARE INSTALLING, REPAIRING OR STAINING A WOODEN FENCE!**

Allow me to let you in on an industry secret: a wood fence possesses magical powers of transformation. Whether you are installing a brand new, upgrading or repairing a fence, you will undoubtedly reap the benefits of improved appearance, increased safety and added home value. A fence can be a great way to beautify your property, retain backyard privacy or add an extra layer of security. Whatever the reason for building, repairing, or staining a fence, the following paperwork must be submitted:

- Copy of Property Survey.
- Current pictures of the fence being replaced or the area that will be modified.
- Materials list including type of wood, width of slats, sample picture of any design beyond a basic fence and color of stain. (The 2 pre-approved colors are Behr's Semi-Transparent in Russet or Cappuccino.)

#### **2 HELPFUL REMINDERS**

If replacing the entire fence, check with your CRCA office as some service areas have a requirement for 6-inch slats and board on board fencing to elevate the aesthetics of the community.

- Permitted height of fence is 6ft.



**KRIS SIMS**  
*Lead Administrative  
Assistant*



**CRAIG RANCH COMMUNITY ASSOCIATION (CRCA)**  
**2021 ANNUAL ELECTION**  
**CANDIDATE QUESTIONNAIRE**

NAME \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

ADDRESS/VILLAGE \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

Please provide written answers to the below questions in a Word or PDF document with a word count of 500 words or less. Fill out and sign this form and submit it along with your Word or PDF document **no later than Thursday, Feb. 25, 2021 at 12pm CST**. You may email your documents to [craigranchcommunityassociation@cmamanagement.com](mailto:craigranchcommunityassociation@cmamanagement.com), or you may submit them to the association office at 7951 Collin McKinney Parkway #850. Office hours are M-F, 8:00am to 5:00pm. After hours, you may drop your documents in the mail slot on the front door.

1. Are you the current Craig Ranch property owner of record?
2. Do you currently have a past-due association account balance? If "yes," provide a brief explanation.
3. Do you have any current, pending association violations? If "yes," provide a brief explanation.
4. Briefly introduce yourself. Please include your professional or volunteer background and the number of years you have been a Craig Ranch owner.
5. What do you believe is the primary function of the Board of Directors?
6. Which issues do you feel need attention from the Board of Directors today?
7. Where do you feel you could make the greatest contribution i.e., Finance, Landscape, Investment, Architecture Modifications, etc.? Why?

# ASSESSMENT DOLLARS AT WORK!

BRANDY HOTCHKISS  
*Common Area Manager*



## COMPLETED TREE TRIMMING PROJECT ALONG COLLIN MCKINNEY PARKWAY.

### EVENT SNAP SHOTS NEW HOMEOWNER MEET AND GREET

The first event at the Compass was the New Homeowner Meet and Greet on January 14 with 40 people in attendance from 8+ SAC's! The entire night was also featured on Facebook Live! Winners from the trivia and word search games received gift certificates from Business Partners Bruster's Real Ice Cream and Cinnaholic!



# FEBRUARY BUSINESS FEATURE



Crossfit McKinney opened its doors in late November at 8404 Stacy Rd and began to welcome Craig Ranch residents to their 4,000 sq. foot facility. Crossfit's programming facilitates a healthy workout without putting their clients at risk for injury. CrossFit McKinney is committed to developing a fitness routine that is unique to the individual and will ultimately encourage better sleep, improved nutrition, enhanced self-confidence, expanded social circles, and a healthier understanding of self. All training strives to release everyone's true potential.

Crossfit McKinney is led by knowledgeable passionate coaches and is equipped with top notch new, state of the art equipment. Please visit today -- you have nothing to lose as the first class is free! Additional information on programming is available at [crossfitmckinney.com](http://crossfitmckinney.com).

CrossFit McKinney

432-349-4729

8404 Stacy Rd Ste 300 & 400

 @CrossFit-McKinney

# 2021

# FEBRUARY

SUN	MON	TUES	WED	THUR	FRI	SAT
				11 PAINT & POUR ADULT SOCIAL CRCA Event Room 6-8PM	12 LUNAR NEW YEAR	13
14 VALENTINE'S DAY	15 PRESIDENT'S DAY	16	17 ASH WEDNESDAY	18	19	20
21	22	23	24	25 FINAL DAY TO TURN IN BOARD CANDIDATE QUESTIONNAIRE	26	27
28	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.					

## ADULT SOCIAL

# PAINT & POUR

CRAIG RANCH COMMUNITY ASSOCIATION

FR&E  
GINNABON

First 5 residents who pay will receive a free Cinnamon Roll at the event



-  FREE WINE
-  PAINTING
-  FREE PERSONAL CHARCUTERIE PLATES



FEBRUARY 11TH

CRCA EVENT ROOM  
6 TO 8 PM



SCAN ME

Scan to pay directly to Painting with a Twist. Use code CRLIFE

REGISTER ONLINE AT [CRAIGRANCLIVING.COM](http://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**

Director of Operations  
[rvantassell@cmamanagement.com](mailto:rvantassell@cmamanagement.com)



**CHRISTINE FINNEGAN**

Communications Coordinator  
[cfinnegan@cmamanagement.com](mailto:cfinnegan@cmamanagement.com)



**NICHOLE RICE**

Operations Manager  
[nrice@cmamanagement.com](mailto:nrice@cmamanagement.com)



**KRIS SIMS**

Lead Administrative Assistant  
[ksims@cmamanagement.com](mailto:ksims@cmamanagement.com)

# MARCH

## DATES to REMEMBER:

**PAINT & POUR  
ADULT SOCIAL**  
CRCA Event Room  
**FEB. 11 | 6-8PM**

**FINAL DAY TO TURN IN BOARD  
CANDIDATE QUESTIONNAIRE**  
**FEB. 25**

**DR. SEUSS' BIRTHDAY PARTY**  
**MAR. 2 | 4-6PM**

**BRUNCH & LEARN:  
DIY BOX GARDEN**  
**MAR. 6 | 9-11AM**

*Happy  
Valentine's Day*

FROM THE CRAIG RANCH TEAM!

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2 <b>DR. SEUSS' BIRTHDAY PARTY</b> CRCA Event Room 4-6PM	3	4	5 <b>LUNAR NEW YEAR</b>	6 <b>BRUNCH &amp; LEARN DIY BOX GARDEN</b> CRCA Event Room 9-11AM
7	8	9	10	11	12	13
14	<p><b>DAYLIGHT SAVING TIME</b></p> <p>DATES AND TIMES ARE SUBJECT TO CHANGE, PLEASE CHECK <b>CRAIGRANCLIVING.COM</b> FOR UPDATED INFORMATION.</p>					



### NEW APP IN TOWN!

The CMA Management App was approved by the board to replace the Craig Ranch Living App. CMA's App is available for download through Playstore and the App Store. You will sign into the app using the same homeowner credentials as the CMA website. The App will allow you to view your account, submit ACC requests & work orders, pay assessments, etc.



### FOLLOW US ON FACEBOOK

CRAIG RANCH COMMUNITY ASSOCIATION

STAY UP TO DATE ON LIFESTYLE AT CRAIG RANCH.

FOLLOW US AT: [FACEBOOK.COM/CRAIGRANCLIVING/](https://facebook.com/craigrancliving/)



BE SURE TO VISIT ONLINE AT **CRAIGRANCLIVING.COM** TO CONFIRM DATES AND TIMES.



**ROXANNE WEBB**  
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Lifestyle Coordinator  
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**JENNIFER PETERSON**  
Community Standards Coordinator  
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**BRANDY HOTCHKISS**  
Common Area Manager  
bhotchkiss@cmamanagement.com



**MONTE CEPEDA**  
Maintenance Staff



**SMOKEY KOWALESKI**  
Community Standards Coordinator  
skowaleski@cmamanagement.com



**RANDY CAIN**  
Maintenance Director  
rcain@cmamanagement.com



**ARTHUR WOODS**  
Maintenance Porter



## FIGHTING FRAUD AND SCAMS

Happy New Year friends. This year citizens will lose money to scams and frauds every day. It happens in more ways than you can imagine. Decent, intelligent people are duped out of their life savings by smooth-talking crooks. These are people who will look you in the eye and lie. You have been warned about mail fraud, telephone fraud, internet fraud and door-to-door fraud. But how will you know it when you see it? Whether they reach you by mail, phone, email or by talking to you in person, they will give themselves away if you know what to look for. No matter what they offer you, underneath it is a scam. Don't be a victim of consumer fraud!

### FIVE TELL-TALE SIGNS OF A SCAM

- **THEY contacted YOU.** Think about it. If you look up a business and call to make an order, you know who is on the other end of the deal. With a con artist, all you know is who that person says he or she is. You are already at a huge disadvantage.
- **They dangle BAIT in front of you.** It is almost always a large sum of money, like a prize or an easy loan, or a large income. It sounds so easy! But we all know that people don't give away large sums of money so easily or pay large incomes for nothing. Only in daydreams.
- **They want your PERSONAL INFORMATION.** Anytime someone tries to get your bank account number, Social Security Number, or other sensitive information, you should automatically be on red alert. **Don't do it!**
- **First, YOU have to pay THEM.** Don't be blinded by the promise of a large sum of money in the future. If they are asking you to give them money first, back off. It is shady for someone to require up-front payment before funding a loan or paying out a sweepstakes prize.
- **You have to WIRE money instead of MAILING it.** This is your last warning: if you are on the brink of wiring somebody money in order to get a prize or a loan, an inheritance or any other large sum of money, STOP! It's a scam, and they are trying to avoid the stiff penalties for mail fraud. You are about to be a victim.

If you have been targeted or have become a victim of a scam or fraud please contact the McKinney Police Department at 972-547-2700. See something? Say something! Don't be a Victim!



**OFFICER  
TRENT  
DAVIS**

*McKinney  
Police  
Department*

# COMMUNITY STANDARDS HELPFUL WINTER LAWN CARE TIPS



## THERE IS A SECRET TO ACHIEVING A LUSH, BEAUTIFUL LAWN.

SCALPING **AND** SEED APPLICATION – AS **PART** OF A **PROACTIVE**, COMPREHENSIVE **PLAN** – WILL **KEEP** YOUR **LAWN** **LOOKING** GREAT.

Grass does not stop growing in winter, it does grow slower when temperatures go below 40 degrees; however, because Texas winters are typically mild, lawns still need upkeep.

Here are some helpful tips for winter lawncare:

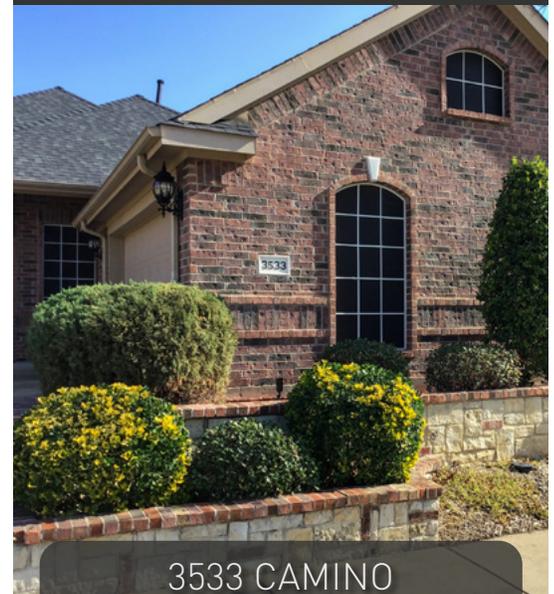
Lawn scalping is a process where your lawn is cut shorter than normal to allow optimal conditions for seeding. This should be done carefully to avoid potentially harming your grass. Once your lawn is properly scalped, it's the perfect time to overseed or plant new grass to fill in bare or sparse areas.

Fertilizing your turf will ensure that you have a healthy, hearty lawn that is less susceptible to weeds and disease. Winter is the time when cool-season grasses recover from the stresses of summer heat, drought, and disease. Aside from helping your grass resist winter disease and injury, scalping, and seed planting will help yield better winter color, increased rooting and more vivid greens come spring.

Grass roots need water, air, and essential nutrients for it to grow deep, thick, and strong. Aeration is done to create openings in your soil so that it can allow essential air and water down the soil, helping it reach the grassroots. The practice of lawn aeration will alleviate soil compaction so that the nutrients, air and water can reach the grass roots. Follow these tips during cooler weather and see the results in a lush green yard next spring.



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



**JENNIFER PETERSON**  
*Community Standards Coordinator*



**SMOKEY KOWALESKI**  
*Community Standards Coordinator*



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