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JUNE 2021





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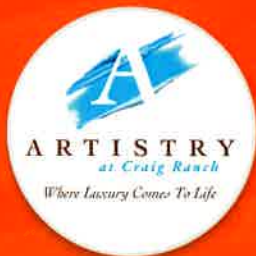
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# CRAIG RANCH telegram

JUNE 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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**04**  
**MANAGER'S MESSAGE**  
AT&T Byron Nelson Recap

**06**  
**MESSAGE FROM THE BOARD OF DIRECTORS**  
Treasurer, Connie Baker

**07**  
**AROUND THE RANCH**  
Assesment Dollars at Work



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

**08**  
**CALENDAR**  
Lifestyle Events  
Staff Information

**10**  
**DRC TIPS**  
Solar Screens

**YARD OF THE MONTH**  
June Winners



**11**  
**COMMUNITY STANDARDS**

**11**  
**COMMUNITY STANDARDS**  
Keeping Our Community Beautiful





# AT&T BYRON NELSON RECAP



**RHONDA VAN TASSELL**  
*Director of Operations*



**NICHOLE RICE**  
*Operations Manager*

The Byron Nelson has come and gone but has left us wanting more! Luckily, it will be here for a at least four more years. The reviews from fans and volunteers alike were above all expectations. CRCA worked closely with the Salesmanship Club of Dallas on street closures and the PGA Tour showed its well-oiled machine in the logistics and mobilization throughout Craig Ranch over the last few weeks. The association scrambled to recover from February's unprecedented freeze and executed several large projects to be sure Craig Ranch was ready for its national television debut.

To enjoy some of the upgrades, take a walk around Dr. Kenneth Cooper Park where you will find the newly installed Zoysia sod as well as new Texas native rock that now lines the track and creates a meandering trail along Squeezepenny. Along Weiskopf Avenue, you will notice the addition of the new planters that provide seasonal color along the median, these are just a few of the upgrades that you will see throughout the property.







Board Member, Vicki Schmitz and her husband Paul at the AT&T Byron Nelson.

The weather cooperated and on the first day of the tournament, local Dallas native, Jordan Spieth holed a beautiful 55' putt on the 18th: it was a sight to see and set the tone for the tourney! You could feel the energy in the air. David Craig declared that the Craig Ranch TPC would "Bring the party back to the Nelson," and fans were not disappointed. The Choctaw Club, a massive structure that sits alongside the 16th green and has views of the 12, 13, 14, 15, & 17th holes, offered Blackjack tables where fans could play a hand in between the action on the field.



The fan experience was up close and personal. Celebrating his 30th Anniversary of attending the Byron Nelson and on the 1st Anniversary of it being played in McKinney, super fan Danny Cantrell said, "The course is set up beautifully and although the famous DFW Nelson party crowds were limited due to Covid, the Nelson fever was just like the old days at the Pavilion. I was lucky enough to see Tiger playing the course before he went pro and now to see the young gun in Dallas, local Jordan Spieth is very cool. I'm excited for the City of McKinney as this event will put us on one of the top TPC must play courses when in DFW." He attended with his daughter and was thrilled to continue his Byron Nelson legacy through her.



Patrick Skinner, Volunteer



Danny Cantrell with his daughter Riley, Byron Nelson attendee

For a week we were blessed with the presence of the "Red Panted Brigade", some described as angels, as they carted back and forth for whatever was needed. They were excited to be in McKinney and several commented on how thankful they were that the Nelson landed in our beautiful community.

Volunteer, Patrick Skinner said, "I have been attending the Byron Nelson since I moved to Texas in 1971, even snuck on and played the 1st hole at Preston Trails after a practice round once! The Momentous Institute led by the Salesmanship Club does tremendous good for children who have been dealt a difficult hand with their summer camp in East Texas, their weekly meals with families, counselor scholarships, and unlimited counseling. I feel like I cheated in my volunteer job as Shot Link Laser Operator at beautiful Craig Ranch this year- it just didn't seem like work- it was too much FUN!"

As Director and Operation Managers of Craig Ranch, we would like to thank Mayor George Fuller, David Craig, Brad Howland, the CRCA Board of Directors, and everyone who was involved in bringing everything together for a successful week!

Congratulations to Kyoung-Hoon Lee who is the first winner of the AT&T Byron Nelson at Craig Ranch!



Mayor Fuller and David Craig

# JULY STARTS BUDGET SEASON

## WHY IT MATTERS TO YOU

Preparing the annual budget is one of our most important processes because it determines our assessments. CMA prepares eleven annual budgets, one for the Master Community and one for each of our ten Service Areas. The budget process begins with data gathering: the prior year budget, current year expenses, a review of service contracts and reserve studies, input from Service Area Committees (SAC), input from the community at large and the Board of Directors. Expenses are allocated to an expense category such as landscaping, utilities, insurance, repair and maintenance, landscaping improvements, and management fees. CMA meets with each SAC to review their initial budget and during that meeting the SAC reviews the individual expense items in addition to making requests for landscape improvements and repair and maintenance items. The total expenses are divided by the number of properties in the SAC to determine the SAC assessment amount. Once the SAC budget is finalized it is sent to the Board of Directors for approval. The budget and determining the assessment for the Master Community is done in the same way and the Board of Directors usually holds several workshops to review expenses and sources of revenues before approving.



**CONNIE BAKER**  
*Board of Directors / Treasurer*

CMA also prepares an annual Enhancement Fund budget. These funds are used to beautify our community through additional landscaping and other such items. The Enhancement Fund is also used to support our community social activities like the concerts in the park, 4th of July celebration, and the Easter egg hunt. This budget is also reviewed and approved by the Board of Directors but it does not result in any property owner assessments. When property is sold in Craig Ranch, an enhancement fee is collected through the closing process at the title company and sent to the enhancement fund.

Because of the size of our community the budget process takes place from July to October and ends when the Board of Directors holds its annual budget meeting in early October. Assessment information is mailed to the property owners in December and the new assessments go in to effect January 1.

How can you get involved in the budget process? If you are in a Service Area, reach out to your Service Area Committee to provide feedback. You can also use the Craig Ranch Living website "Ask the Board" feature.

### DID YOU KNOW?

All Craig Ranch owners, including commercial property owners pay the annual Master Assessment.

There are 3,210 homeowners and 124 commercial property owners in Craig Ranch which covers over 2,400 acres.

We have crews that edge and mow over 66 acres each week, and install over 2,200 flats of seasonal plants twice a year in over 8,500 square feet of planting beds. We have over 366,000 square feet of landscape beds. We water almost 3,000,000 square feet of turf.

We maintain 18 parks and miles of hike and bike trails. We also maintain four ponds and 15 fountains.





# ASSESSMENT **DOLLARS AT WORK**



## CORPORATE CENTER MONUMENT

*before*

*after*



## KENNETH COOPER PARK

*before*

*after*



## LONGHORN PARK

*before*

*after*



# CR LIFESTYLE EVENTS

SAVE THE DATES

## JUNE 2021

SUN	MON	TUES	WED	THUR	FRI	SAT
		1	2	3	4	5
6	7	8 <b>BUNCO CLUB</b> Compass 7PM	9 <b>KID'S BOOK CLUB</b> CR Event Center 10AM Week 1	10	11 <b>CONCERT IN THE PARK</b> Riverwalk Park 6:30PM-8:30PM	12
13 <b>FATHER'S DAY</b>	14	15 <b>BOD MEETING</b> Compass 6PM	16 <b>DISCOVER CRAIG RANCH</b> The Sports Resort 10AM	17	18	19
20	21	22	23 <b>KID'S BOOK CLUB</b> CR Event Center 10AM	24	25 <b>MOVIE AT THE BEACH</b> The Sports Resort 8PM	26
27	28	29	30 <b>DISCOVER CRAIG RANCH</b> Craig Ranch Fitness + Spa 10AM Week 2			

### KID'S BOOK CLUB

CR Event Center

#### What is the Craig Ranch Kid's Book Club?

Kid's Book Club will meet every other Wednesday throughout the summer for story time, snack and a craft. It will be hosted in the Craig Ranch Event Center. Make sure to register on Craig Ranch Living.

**June 9 | 10 am**

Week #1 Featured Book:  
Rainbow Fish

**June 23 | 10 am**

Week #2 Featured Book:  
If you Give a Mouse a Cookie

### CONCERT IN THE PARK

Riverwalk Park

**FRIDAY, JUNE 11 | 6:30 PM - 8:30 PM**

Come hang out at the Riverwalk Park in Craig Ranch North on Friday, June 11th from 6:30 pm - 8:30 pm.

**Featured Band:** Mars Hill Band

**Food Truck:** Ruthie's



### DISCOVER CRAIG RANCH

The Sports Resort

Every other week we will venture out into Craig Ranch to discover new places and activities that residents can enjoy year round! Make sure to register online to find out where we will be exploring each week.

**June 16 | 10am**

Week #1: Dino Dig at The Beach

**June 30 | 10 am**

Week #2: Treehouse Adventure at Craig Ranch Fitness + Spa

**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 Lifestyle Calendar on [craigranchliving.com](http://craigranchliving.com) to confirm dates, times & event instructions.

CRAIG RANCH COMMUNITY ASSOCIATION PRESENTS  
**CONCERT AT THE PARK**  
— SUMMER SERIES 2021 —

**JUNE 11TH**  
MARS HILL BAND  
FOOD TRUCK: RUTHIES FUELED BY CAFE MOMENTUM

**JULY 16TH**  
BRECKENRIGE BAND  
FOOD TRUCK: TBD

**AUGUST 13TH**  
THE 3 AMIGOS  
FOOD TRUCK: 9THE ISLAND REVEL FOODS

Hosted at the Riverwalk Park in Craig Ranch North from 6:30 PM - 8:30 PM



## 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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#### ALLISON BEDGOOD

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**MOVIE AT THE BEACH: FINDING NEMO**  
The Sports Resort  
**FRIDAY, JUNE 25 | 8 PM**

Our June Movies at the Beach will feature the animated film Finding Nemo. Gates will open at 8 pm for residents to set up their spot, grab a bite to eat from Bermuda's Grill and Bar, and play some backyard games.

The movie will start at sundown.

**UPCOMING EVENTS IN JULY**

**PATRIOTIC PARADE**  
Riverwalk Park  
**SATURDAY, JULY 3 | 9 AM**

**ROOTIN' TOOTIN' 4TH OF JULY CELEBRATION**  
The Sports Resort  
**SATURDAY, JULY 3 | 6 PM**

**KID'S BOOK CLUB WEEK #3**  
Featured Book:  
Click, Clack, Moo, Cows that Type  
Craig Ranch Events Center  
**WEDNESDAY, JULY 7 | 10 AM**

**CRAIG RANCH YOUTH EVENT**  
**KID'S BOOK CLUB**

CRAIG RANCH COMMUNITY ASSOCIATION  
**WEDNESDAYS AT 10 AM**  
CRAIG RANCH EVENT ROOM



**STORYTIME | CRAFT | SNACK**



CRAIG RANCH COMMUNITY ASSOCIATION PRESENTS

## MOVIES AT THE BEACH

**2021**

- JUNE 25TH** FINDING NEMO (PG)
- JULY 30TH** ENCHANTED (PG)
- AUGUST 27TH** SHREK (PG)

Gates open at 8 pm  
Movie will start at Sundown

Register online at Craig Ranch Living for free entry.

Concessions will be available for purchase. No outside food or drink.

## ROOTIN' TOOTIN' 4th of July Celebration

Saturday, July 3rd | 6 PM- End of Fireworks  
The Sports Resort, home of The Beach

Western Themed Carnival Games ★ Face Painters  
Backyard Games ★ Trick Ropers ★ Balloon Artist  
Kiddie Corral

**SCHEDULE**

6:00 PM	Gates Open
6:30 PM	Live Band
8:00 PM	Trick Ropers
9:45 PM	Fireworks

Register online for information on how to pick up your wrist bands.  
[CraigRanchLiving.com](http://CraigRanchLiving.com)



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**RANDY CAIN**  
Maintenance Director  
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**ARTHUR WOODS**  
Maintenance Porter





# DRC TIPS

## Solar Screen ACC Requests



**KRIS SIMS**  
*Lead Administrative Assistant*

Solar screens on your home windows can also assist in decreasing electric energy used. The permitted solar screen colors are charcoal or black. "All solar screens... must be maintained in such a fashion that they do not detract from the neighborhood." An example of this would be the necessity of gridding on your solar screens. If your community or your current windows have gridding, that design must be carried over with your solar screen additions.

### A SOLAR SCREEN ACC REQUEST WOULD NEED THE FOLLOWING:

- Submit an Architectural Change Request through your online CMA portal.
- Property survey (usually found with closing documents).
- Current picture(s) of the front of your house from the street.
- Sample pictures of the solar screens being installed.
- Specs from the contractor of the solar screens including details of the gridding (if applicable).



AT CRAIG RANCH  
..... 2 0 2 1 .....

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



6800 ROYAL LIVERPOOL



5900 RUTLAND



# KEEPING OUR COMMUNITY BEAUTIFUL

**JENNIFER PETERSON**  
Compliance  
Coordinator



**SMOKEY KOWALESKI**  
Compliance  
Coordinator



Craig Ranch has received quite a bit of rain throughout May, which means the landscaping in our homeowners' yards and parks will be greening out just in time for summer. The beautiful scenery can sometimes be tarnished with the presence of trash & debris. While some of the rubbish has escaped from nearby construction sites, others are from homeowner's incorrectly disposing of their trash.

"The trash is contained and the least amount of time it stays on the curb, the less of an opportunity for the neighborhood dog or Mother Nature to 'redistribute' your trash on your neighbors' lawns or on the street." (Exhibit "F-200")

## HOW YOU CAN HELP:

- Make sure all of the trash that is placed in your dumpster is sealed in a trash bag and tied.
- Ensure that your trash lid is secured shut when placing it outside for pickup.
- Place on the curb during your designated time.
- Bring your empty trash cans back in and store them properly the day they have been emptied.
- Be a friendly neighbor and pick up run-away trash that has made its way onto your property.



*...the beautiful scenery can sometimes be tarnished with the presence of trash & debris*

## TRASH & RECYCLING

**7:00**  
ON YOUR TRASH DAY



Image: [www.mchiruteytxas.org](http://www.mchiruteytxas.org)

Craig Ranch builders/developers will also be held accountable for correctly disposing of their trash and keeping their construction sites up to standard. Many sites have their own disposal areas; homeowners may not use the construction site to dispose of their trash. The following activities are prohibited: accumulation of rubbish, trash, or garbage except between regular garbage pickups, and then only in approved containers."

*Let's work together in continuing to take pride in our community.*



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