



CRAIG RANCH COMMUNITY ASSOCIATION

Living the Dream!

7850 Collin McKinney Parkway, Suite 103
McKinney, Texas 75070
972-548-9191

June 30, 2023- July 27, 2023 Management Report

Architectural Covenant Changes (ACC)

Service Area	Approved	Approved Stipulations	w/	Denied
500 Master	8	1		1
502 Estates	3			1
504 Hemingway	3	3		2
505 North	11	2		5
507 Southern Hills	9	1		1
508 Spicewood	2			
509 Trails	1	1		
510 WB	2			1

Craig Ranch Living Email Blasts

6/30/2023	All Residents	Craig Ranch Community News – June 30
6/30/2023	Estates	Estates Tree Maintenance
6/30/2023	Hemingway	Hemingway Maintenance Reminders
6/30/2023	Settlement Townhomes	Settlement Townhomes – Grassy Weed Herbicide Application
6/30/2023	Chateaus	Chateaus – Grassy Weed Herbicide Application
6/30/2023	Spicewood	Spicewood – Grassy Weed Herbicide Application
7/7/2023	All Residents	Craig Ranch Community News – July 7
7/7/2023	CR North	Riverwalk Pool Closed Today
7/7/2023	Hemingway	Hemingway Exterior Termite Inspection – Monday, July 10
7/10/2023	Chateaus	Chateaus – Granular Fertilizer Application
7/10/2023	Spicewood	Spicewood – Granular Fertilizer Application
7/10/2023	Hemingway	Hemingway – Granular Fertilizer Application
7/10/2023	Settlement THs	Settlement Townhomes – Granular Fertilizer Application
7/14/2023	All Residents	Craig Ranch Community News – July 14
7/14/2023	CR North	Craig Ranch North – Change to Pool Hours
7/20/2023	All Residents	Office Closure – Friday, July 21 st , from 8 AM – 1 PM
7/21/2023	All Residents	Craig Ranch Community News – July 21
7/27/2023	All Residents	Office Closure Today, July 27 th , from 2:30 PM – 5 PM



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Lifestyle Event Recaps

Date	Event	Attendance
7/1/2023	Let Freedom Ring	250
7/6/2023	Bingo	36
7/15/2023	Watters Branch Neighborhood Social	50



Portfolio Manager: David B. Meyer dbmeyer@cmamanagement.com

Property Information

Number of Units: 1103

Number of Resales: 8

Financial Summary

Account Balances

Total Operating Accounts \$1,879,487.32

Total Reserve Accounts \$704,798.25

Total Cash on Hand \$2,584,285.57

Total Income	Month To Date	Year To Date	Annual Budget
Total Revenue	\$248,720.83	\$1,727,082.77	\$2,928,677.83
Total Expense	\$179,948.26	\$1,551,092.64	\$2,928,677.83
Net Income/Loss	\$68,772.57	\$175,990.13	\$0.00

Collections

Collection Status as of 08/24/2023	Number of Owners	Balance
Default Letter - First Class & Certified	5	\$ 6,792.62
Pending Foreclosure Authorization	2	\$ 2,423.04
Reminder Letter	1	\$ 57.46
Request Foreclosure	4	\$ 26,359.81
Request Notice of Lien	3	\$ 2,209.87
Homeowners on Payment Plans	2	\$2,332.54
Total:	15	\$ 37,842.80

Percent Delinquent: 1.36%

Upcoming Management Plan Items - 8/24/23 - 9/2/23

Plan Item	Date	Responsible Party
Common Area Inspection - Aug	08/28/2023	Management Company

Manager Action Item Updates:

Manager Action Items

Open Items: 11

New Items: 11

Closed Items: 11

Manager Action Items

Description	Due Date	Status
Summer Banner Order	06/29/2023	Completed
Summer Banner Order. 7/3/2023 12:12:33 PM		Banner order received.
6/14/2023 12:09:44 PM		Ordered 10 large summer banners and 5 small ones from vendor, Downtown Decorations.

Riverwalk pond dredging 7/5/2023 8:42:02 AM	06/30/2023	Completed
6/23/2023 9:27:39 AM	Riverwalk Pond dredging was completed 6-29-23.	
5/31/2023 5:29:12 PM	The vendor did not come at the scheduled time to complete the work. They have had problems at another job and have had to push back the time.	
	Sent approved estimate to vendor. Work is schedule to be completed by the 6/3/2023.	
Plan Item: Holiday Decorations Holiday Decorations	07/01/2023	Not Started
July Appeals Meeting The Board of Directors has scheduled an Appeals Meeting on Thursday, July 6, 2023, at 4:00 PM via Zoom.	07/06/2023	Completed
7/14/2023 12:56:40 PM	Complete. Decision letters sent.	
6/28/2023 10:26:18 AM	Packet drafted and sent for review.	
6/23/2023 10:00:02 AM	Meeting noticed to owners on June 20, 2023	
Design Guideline Re-Write Update/re-write of Master Design Guidelines to make the ACC submission process more efficient for owners and the DRC.	07/14/2023	In Progress
8/7/2023 12:59:55 PM	Review of RED items Complete. Draft 2 to be presented. Date TBD	
7/31/2023 12:22:04 PM	Final review of RED items scheduled for 8/3/2023	
7/25/2023 10:44:44 AM	Preliminary review scheduled for 7/25/2023	
Damaged junction box 7/18/2023 10:38:12 AM	07/14/2023	Completed
7/5/2023 8:45:32 AM	Task Completed.	
	Electrical junction box at Millie Cooper park was damaged and needs to be replaced. Contacted vendor to ask for replacement.	
Fountain needs repair 7/18/2023 10:38:50 AM	07/14/2023	Completed
7/6/2023 10:20:42 AM	Task Completed	
	Contacted vendor to assess small fountain at Riverwalk.	
Signage 8/1/2023 8:16:27 AM	07/21/2023	Completed
7/11/2023 2:31:30 PM	Task Completed	
	Two signs to be made for the Riverwalk ponds that restrict dumping items into ponds.	
Plan Item: Common Area Inspection - July Common Area Inspection - July	07/28/2023	Completed
8/1/2023 8:15:52 AM	Task Completed	
7/31/2023 6:38:06 PM	Superscapes scored 94%	
7/31/2023 8:12:15 AM	Maintenance Team cleaned dog park weekly, ponds inspected by Lake Management twice this month for debris removal and fountain maintenance, checked flag conditions at parks, completed fire extinguisher inspections for the month, obtained gas meter readings from wells, inspected all common area lights, cleaned out gutters on Riverwalk pavilion, repaired light wiring at Throckmorton Park, replaced missing finials on fence at Dr. Kenneth Cooper Park, placed signs at Riverwalk ponds to prohibit throwing items into ponds, helped Lifestyles set up for events.	
Lifestyle Events July Events from 7/1/23-7/31/23	07/31/2023	Completed
8/1/2023 5:00:34 PM	All July Lifestyle events have been completed.	
7/15/2023 10:49:44 AM	Watters Branch Neighborhood Social at Watters Branch Pool. 50 residents attended.	

7/6/2023 3:23:11 PM July Bingo at the Compass. 36 residents were in attendance.

7/1/2023 3:19:58 PM Let Freedom Ring event on 7/1/23 from 10AM-1PM at Millie Cooper Park. 250 residents were in attendance.

Communications 07/31/2023 Completed

Email communications to homeowners

8/1/2023 3:16:22 PM Completed

7/28/2023 11:33:26 AM Weekly newsletter emailed to all homeowners on Friday, July 28th.

7/27/2023 11:48:01 AM Email communication to homeowners regarding office closure on Thursday, July 27th.

7/21/2023 11:04:39 AM Weekly newsletter emailed to all homeowners on Friday, July 21

7/20/2023 11:54:23 AM Email communication to homeowners regarding office closure on Friday, July 21st.

7/14/2023 4:25:12 PM Weekly newsletter emailed to all homeowners on Friday, July 14th

7/7/2023 4:17:10 PM Weekly newsletter emailed to all homeowners on Friday, July 7

Millie Cooper Park #2 Lighting Installation 09/29/2023 In Progress

7/18/2023 10:41:46 AM Obtaining quotes from vendors to install electric bollard lights and outlets at Millie Cooper II.



Driveway	1
<i>ACC Approved</i>	1
Garage Door	1
<i>ACC Denied</i>	1
Landscaping	4
<i>ACC Approved</i>	4
Patio/Arbor/Deck	1
<i>ACC Approved with Stipulations</i>	1
Roof	2
<i>ACC Approved</i>	2
Screening	1
<i>ACC Approved</i>	1
Craig Ranch Community Association Total:	10



ACC Summary

Craig Ranch Community Association - Estates
6/30/2023 - 7/27/2023

Date: 8/24/2023

Time: 10:24 am

Page: 2

Landscaping	1
<i>ACC Approved</i>	1
Paint	1
<i>ACC Denied</i>	1
Patio/Arbor/Deck	2
<i>ACC Approved</i>	2
Craig Ranch Community Association - Estates Total:	4



ACC Summary

Craig Ranch Community Association - Hemingway
6/30/2023 - 7/27/2023

Date: 8/24/2023
Time: 10:24 am
Page: 3

Fence - New or Replacement	1
<i>ACC Denied</i>	1
Landscaping	7
<i>ACC Approved</i>	3
<i>ACC Approved with Stipulations</i>	3
<i>ACC Denied</i>	1
Craig Ranch Community Association - Hemingway Total:	8



Landscaping	10
<i>ACC Approved</i>	3
<i>ACC Approved with Stipulations</i>	2
<i>ACC Denied</i>	5
Paint	1
<i>ACC Approved</i>	1
Patio/Arbor/Deck	1
<i>ACC Approved</i>	1
Pool/Spa	2
<i>ACC Approved</i>	2
Roof	1
<i>ACC Approved</i>	1
Screening	1
<i>ACC Approved</i>	1
Solar Panel / Collector	2
<i>ACC Approved</i>	2
 Craig Ranch Community Association - North Total:	18



Landscaping	3
<i>ACC Approved</i>	2
<i>ACC Denied</i>	1
Roof	7
<i>ACC Approved</i>	7
Screening	1
<i>ACC Approved with Stipulations</i>	1
Craig Ranch Community Association - Southern Hills Total:	11



ACC Summary

Craig Ranch Community Association - Spicewood
6/30/2023 - 7/27/2023

Date: 8/24/2023
Time: 10:24 am
Page: 6

Landscaping	1
<i>ACC Approved</i>	1
Roof	1
<i>ACC Approved</i>	1
Craig Ranch Community Association - Spicewood Total:	2



ACC Summary

Craig Ranch Community Association - The Trails
6/30/2023 - 7/27/2023

Date: 8/24/2023
Time: 10:24 am
Page: 7

Landscaping	2
<i>ACC Approved</i>	1
<i>ACC Approved with Stipulations</i>	1
Craig Ranch Community Association - The Trails Total:	2



Detached Structure/Building	1
<i>ACC Denied</i>	1
Landscaping	1
<i>ACC Approved</i>	1
Patio/Arbor/Deck	1
<i>ACC Approved</i>	1
Craig Ranch Community Association - Watters Branch Total:	3



Violations Summary

Craig Ranch Community Association
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 1

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Deviation from Approved Plan	2nd Letter	1	1
	Fine Notice	1	1
Non-Submittal: Construction/Alteration	1st Letter	2	2
	2nd Letter	1	1
Non-Submittal: Landscape	2nd Letter	1	1
Non-Submittal: Lawn Decoration/Sculpture	1st Letter	1	1
Total ACC Violation		7	7
Covenant Violation			
Holiday Decor	Postcard	1	1
Improper Storage	Postcard	2	2
Total Covenant Violation		3	3
Exterior Maintenance			
General Maintenance	Postcard	1	1
	1st Letter	2	2
	2nd Letter	1	1
	Fine Notice	1	2
Paint Repair	Postcard	26	26
	1st Letter	16	16
	2nd Letter	4	4
Total Exterior Maintenance		51	52
Fence Maintenance			
Fence Maintenance	Postcard	22	22
	1st Letter	8	8
	2nd Letter	2	2
Total Fence Maintenance		32	32



Violations Summary

Craig Ranch Community Association
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 2

Violation Type / Item	Escalation	Item Count	# Letters
Landscape			
General Maintenance	Postcard	5	5
	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Mow	Postcard	19	19
	1st Letter	6	6
	2nd Letter	2	2
Remove Dead Landscape	Postcard	2	2
	1st Letter	3	3
Trim Shrubs	Postcard	13	13
	1st Letter	6	6
Weed Flower Bed/Tree Wells	Postcard	52	52
	1st Letter	18	18
	2nd Letter	6	6
Total Landscape		135	135
Leased Property			
Leasing	2nd Letter	4	4
Total Leased Property		4	4
Signs			
Sale/Rent/Open House	Postcard	1	1
Total Signs		1	1
Trash Removal			
Debris	Postcard	2	2
	Fine Notice	1	2
Total Trash Removal		3	4
Total for Craig Ranch Community Association		236	238



Violations Summary

Craig Ranch Community Association - Estates
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 3

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Landscape	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Total ACC Violation		3	3
Covenant Violation			
Basketball Goals	1st Letter	1	1
	2nd Letter	1	1
Construction Period Expired	1st Letter	1	1
	2nd Letter	1	1
Total Covenant Violation		4	4
Landscape			
General Maintenance	Postcard	8	8
	1st Letter	13	13
	2nd Letter	8	8
	Fine Notice	1	1
Mow	Postcard	1	1
Remove Dead Landscape	2nd Letter	1	1
Weed Flower Bed/Tree Wells	Postcard	1	1
Weed Yard	Postcard	1	1
Total Landscape		34	34
Trash Removal			
Construction Debris	1st Letter	1	1
Debris	Postcard	1	1
Trash Cans	Postcard	5	5
Total Trash Removal		7	7
Total for Craig Ranch Community Association - Estates		48	286



Violations Summary

Craig Ranch Community Association - Hemingway
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 4

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
ACC Non-Compliance: Denied Improvement	2nd Letter	2	2
Non-Submittal: Construction/Alteration	1st Letter	3	3
Non-Submittal: Landscape	1st Letter	7	7
	2nd Letter	1	1
	Fine Notice	2	4
Non-Submittal: Lawn Decoration/Sculpture	1st Letter	1	1
	2nd Letter	1	1
Total ACC Violation		17	19
Covenant Violation			
Improper Storage	Postcard	2	2
	2nd Letter	4	4
	Fine Notice	2	3
Total Covenant Violation		8	9
Exterior Maintenance			
General Maintenance	Postcard	6	6
	1st Letter	3	3
Total Exterior Maintenance		9	9
Fence Maintenance			
Fence Maintenance	Postcard	1	1
	2nd Letter	1	1
	Fine Notice	2	3
Total Fence Maintenance		4	5



Violations Summary

Craig Ranch Community Association - Hemingway
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 5

Violation Type / Item	Escalation	Item Count	# Letters
Landscape			
General Maintenance	2nd Letter	1	1
Mow	Postcard	11	11
	1st Letter	4	4
	2nd Letter	3	3
	Fine Notice	1	1
Remove Dead Landscape	Postcard	1	1
Weed Yard	Postcard	2	2
Total Landscape		23	23
Leased Property			
Leasing	2nd Letter	4	4
	Fine Notice	1	1
Total Leased Property		5	5
Signs			
Sale/Rent/Open House	Postcard	4	4
	1st Letter	3	3
	2nd Letter	1	1
Total Signs		8	8
Trash Removal			
Debris	Postcard	3	3
Total Trash Removal		3	3
Total for Craig Ranch Community Association - Hemingway		77	367



Violations Summary

Craig Ranch Community Association - North
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 6

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
ACC Non-Compliance: Denied Improvement	1st Letter	3	3
	Fine Notice	2	3
Non-Submittal: Construction/Alteration	1st Letter	2	2
	2nd Letter	1	1
	Fine Notice	1	1
Non-Submittal: Landscape	1st Letter	4	4
	2nd Letter	3	3
Total ACC Violation		16	17
Covenant Violation			
Improper Storage	Postcard	1	1
Total Covenant Violation		1	1
Exterior Maintenance			
General Maintenance	Postcard	2	2
	1st Letter	1	1
	Fine Notice	1	2
Mailbox Repair	Postcard	4	4
	1st Letter	1	1
Total Exterior Maintenance		9	10
Fence Maintenance			
Fence Maintenance	Postcard	1	1
	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	2
Fence Stain	Postcard	6	6
	1st Letter	3	3
	2nd Letter	1	1
	Fine Notice	2	2
Total Fence Maintenance		16	17



Violations Summary

Craig Ranch Community Association - North
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 7

Violation Type / Item	Escalation	Item Count	# Letters
Landscape			
Edge	Postcard	1	1
General Maintenance	Postcard	69	69
	1st Letter	43	43
	2nd Letter	12	12
	Fine Notice	5	7
Mow	Postcard	9	9
	1st Letter	2	2
	2nd Letter	2	2
	Fine Notice	1	1
Remove Dead Landscape	Postcard	13	14
	1st Letter	11	11
	2nd Letter	3	3
Trim Shrubs	Postcard	4	4
	1st Letter	2	2
	2nd Letter	1	1
	Fine Notice	1	1
Weed Flower Bed/Tree Wells	Postcard	20	20
	1st Letter	9	9
	2nd Letter	5	5
	Fine Notice	1	1
Weed Yard	Postcard	15	15
	1st Letter	8	8
	2nd Letter	5	5
	Fine Notice	5	8
Total Landscape		247	253
Leased Property			
Leasing	2nd Letter	14	14
	Fine Notice	4	4
Total Leased Property		18	18
Signs			
Sale/Rent/Open House	Postcard	10	10
	1st Letter	2	2
Total Signs		12	12



Violations Summary

Craig Ranch Community Association - North
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 8

Violation Type / Item	Escalation	Item Count	# Letters
Trash Removal			
Debris	Postcard	3	3
	1st Letter	1	1
	Fine Notice	1	2
Trash Cans	Postcard	2	2
	1st Letter	1	1
Total Trash Removal		8	9
Vehicle			
Inoperable Vehicle	Fine Notice	1	1
Total Vehicle		1	1
Total for Craig Ranch Community Association - North		328	705



Violations Summary

Craig Ranch Community Association - Southern Hills
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 9

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Landscape	1st Letter	2	2
Total ACC Violation		2	2
Covenant Violation			
Holiday Decor	Postcard	4	4
	1st Letter	2	2
Improper Storage	Postcard	2	2
	1st Letter	2	2
Total Covenant Violation		10	10
Exterior Maintenance			
General Maintenance	Postcard	1	1
	1st Letter	1	1
Paint Repair	Postcard	24	24
	1st Letter	9	9
	2nd Letter	3	3
Total Exterior Maintenance		38	38
Fence Maintenance			
Fence Maintenance	Postcard	13	13
	1st Letter	6	6
	2nd Letter	2	2
	Fine Notice	1	1
Total Fence Maintenance		22	22



Violations Summary

Craig Ranch Community Association - Southern Hills
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 10

Violation Type / Item	Escalation	Item Count	# Letters
Landscape			
General Maintenance			
	Postcard	1	1
	1st Letter	1	1
Mow			
	Postcard	11	11
	1st Letter	3	3
	2nd Letter	1	1
Remove Dead Landscape			
	Postcard	4	4
	1st Letter	1	1
Trim Shrubs			
	Postcard	12	12
	1st Letter	5	5
Weed Flower Bed/Tree Wells			
	Postcard	28	28
	1st Letter	18	18
	2nd Letter	3	3
Total Landscape		88	88
Leased Property			
Leasing			
	2nd Letter	7	7
	Fine Notice	2	2
Total Leased Property		9	9
Signs			
Sale/Rent/Open House			
	Postcard	1	1
Total Signs		1	1
Total for Craig Ranch Community Association - Southern Hills		170	875



Violations Summary

Craig Ranch Community Association - Spicewood
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 11

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Lawn Decoration/Sculpture	2nd Letter	1	1
Total ACC Violation		1	1
Exterior Maintenance			
Paint Repair	Postcard	6	6
Total Exterior Maintenance		6	6
Fence Maintenance			
Fence Maintenance	Postcard	2	2
	1st Letter	2	2
Total Fence Maintenance		4	4
Landscape			
Weed Yard	1st Letter	2	2
Total Landscape		2	2
Leased Property			
Leasing	2nd Letter	3	3
Total Leased Property		3	3
Signs			
Sale/Rent/Open House	Postcard	3	3
Total Signs		3	3
Total for Craig Ranch Community Association - Spicewood		19	894



Violations Summary

Craig Ranch Community Association - The Grove
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 12

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Landscape	1st Letter	1	1
Total ACC Violation		1	1
Exterior Maintenance			
General Maintenance	Postcard	1	1
Total Exterior Maintenance		1	1
Fence Maintenance			
Fence Maintenance	Postcard	5	5
	1st Letter	3	3
Total Fence Maintenance		8	8
Landscape			
Edge	Postcard	1	1
Mow	Postcard	7	7
	1st Letter	1	1
	2nd Letter	3	3
	Fine Notice	1	1
Trim Shrubs	Postcard	3	3
	1st Letter	1	1
Weed Flower Bed/Tree Wells	Postcard	29	29
	1st Letter	7	7
	2nd Letter	5	5
	Fine Notice	4	4
Total Landscape		62	62
Leased Property			
Leasing	2nd Letter	1	1
Total Leased Property		1	1
Signs			
Sale/Rent/Open House	Postcard	1	1
Total Signs		1	1
Total for Craig Ranch Community Association - The Grove		74	968



Violations Summary

Craig Ranch Community Association - The Trails
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 13

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
ACC Non-Compliance: Denied Improvement	1st Letter	1	1
Non-Submittal: Landscape	1st Letter	1	1
	2nd Letter	1	1
Total ACC Violation		3	3
Landscape			
Mow	Postcard	2	2
Remove Dead Landscape	Postcard	1	1
	1st Letter	1	1
Weed Flower Bed/Tree Wells	Postcard	3	3
Total Landscape		7	7
Leased Property			
Leasing	2nd Letter	1	1
Total Leased Property		1	1
Signs			
Sale/Rent/Open House	Postcard	3	3
Total Signs		3	3
Trash Removal			
Debris	Postcard	1	1
	1st Letter	1	1
Trash Cans	Postcard	8	8
	1st Letter	3	3
Total Trash Removal		13	13
Total for Craig Ranch Community Association - The Trails		27	995



Violations Summary

Craig Ranch Community Association - Watters Branch
Period: 6/30/2023 through 7/27/2023

Date: 8/24/2023
Time: 10:25 am
Page: 14

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
ACC Non-Compliance: Denied Improvement	Fine Notice	1	1
Non-Submittal: Landscape	Fine Notice	1	1
Total ACC Violation		2	2
Covenant Violation			
Window Covering	Postcard	1	1
Total Covenant Violation		1	1
Exterior Maintenance			
Paint Repair	Postcard	3	3
	1st Letter	1	1
Total Exterior Maintenance		4	4
Fence Maintenance			
Fence Maintenance	Postcard	2	2
	1st Letter	2	2
	2nd Letter	1	1
	Fine Notice	1	1
Total Fence Maintenance		6	6
Landscape			
General Maintenance	Postcard	1	1
Mow	Postcard	1	1
Remove Dead Landscape	Postcard	1	1
Trim Shrubs	Postcard	1	1
	1st Letter	1	1
Weed Flower Bed/Tree Wells	Postcard	12	12
	1st Letter	3	3
	2nd Letter	2	2
	Fine Notice	2	2
Total Landscape		24	24
Total for Craig Ranch Community Association - Watters Branch		37	1,032