

Telegram

CRAIG RANCH

Living the Dream

NOVEMBER 2021



CRAIG RANCH Telegram

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

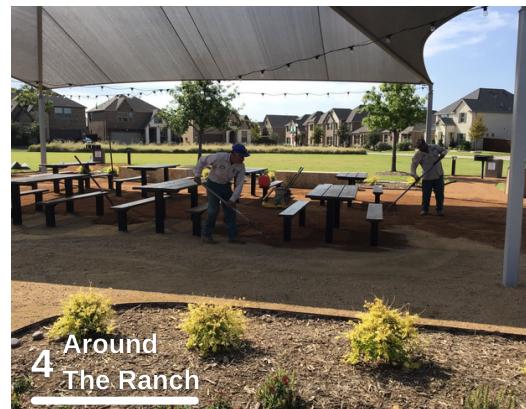
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Hours:
Monday-Friday | 8 am - 5 pm

Website:
www.craigranchliving.com



Community.
Well Served.



- 3 Manager's Message**

The purpose of a Property Owners Association Budget

- 4 Around the Ranch**

Assessment Dollars at Work

- 5 Compliance Corner**

Fall is Here!

- 6 Calendar**

Lifestyle Events

- 8 DRC Tips**

Pool Installation Guidelines

- 9 Yard of the Month**

November Winners

- 9 Pet of the Month**

November Winner

- 10 Turkeys and Thanksgiving**

Craig Ranch Cartoon

- 11 City of McKinney**

Veterans Day Ceremony
Home for the Holidays



RHONDA VAN
TASSELL
Director of Operations



NICHOLE RICE
Operations Manager



The Purpose of a Property Owners Association Budget

A Property Owner's Association *(POA) is run like a business and requires funding to ensure that it can meet its responsibilities.

The POA annual operating budget ensures that there are sufficient funds to pay for routine maintenance and services including repairs, landscaping, insurance, management, utilities, etc. Another vital purpose of the POA budget is to ensure that there are adequate reserve funds to pay for upcoming repairs and replacements to major community assets such as the running trail and the community wide retaining walls.

Reserve funds are also essential in the event of an emergency. Without adequate reserves, the POA may not have enough money to perform massive repairs following natural disasters such as tornados, hail or flooding. For example, Craig Ranch Community Association (CRCA) incurred major plant removal expenses throughout the property due to the unprecedented freeze of 2021.

The budget process is a serious undertaking by management and the Board of Directors. The process begins mid-summer so there is time to review historical trends, take key service contracts out to bid, and obtain direction from service providers and municipalities on projected price increases. We also consider what the broader market is doing, such as projected inflation and the consumer price index.

Your management team develops a budget based on actuals from the previous year and repair or replacement projections of the assets you own. The Board holds several workshops where they review each expense line item for accuracy and necessity.

Some of the documents we use to develop the annual budget include monthly financial statements, current reserve studies, projected income, utility bills, and the budget from the previous year. In the last 12 months, we have taken landscaping services, lake and fountain maintenance, pet waste removal, and trash/debris removal contracts out to bid to ensure CRCA is receiving the level of service needed for a property of its size. Management has developed an accountable and professional relationship with our new vendors.

The budget process resulted in the need for an annual assessment increase of \$55.00 for 2022.

Major contributing factors include vendor price increases, insurance cost increases and replenishing reserves for expenses related to the freeze damage and additional upcoming repairs.

Deferring required maintenance is not sound management practice and, can result in more costly repairs in the future. Adequate insurance ensures the association is protected in the event of a loss.

Here are some of the steps taken to create the CRCA budget:

Looking at Goals to Ensure Financial Stability: As you are aware, CRCA changed management companies in July of 2020. Funds were spent in 2020/2021 to complete delayed maintenance projects. We are currently conducting an inventory of CRCA assets and replenishing the reserve fund for current and future projects.

Calculate Operating Expenses: We look at the day-to-day operations of CRCA to budget for essential expenses. We evaluated utilities, routine and ongoing maintenance costs, insurance premiums, landscaping services, management fees, and staff to be sure we were operating efficiently.

Budget for the Unexpected: Having a contingency for unforeseen expenses is a sound financial practice. It helps prepare the POA for events that are out of its control. We also evaluated unpaid accounts receivable balances and budgeted for bad debt, CPI, anticipated inflation, and the increase in cost of products and services that the market predicts to increase in 2022.

The final step of the budgeting process includes reporting the results to the membership and educating the membership on the components of the final budget.

The members of CRCA elect the Board of Directors to manage and make decisions regarding the budgeting process. They have a fiduciary duty to review the components of the budget and put in many volunteer hours to create a budget that is in the best interest for maintaining CRCA to the standard that has become expected, as well as protecting property values that continue to make Craig Ranch a desirable place to live and for businesses to call home.

*CRCA has consisted of residential and commercial owners, since its inception, hence a POA.



BRANDY
HOTCHKISS
Common Area Manager



Around The Ranch Assessment Dollars at Work

Improvement Projects at Watters Branch & The Grove

Watters Branch lost several shrubs to the hard freeze earlier this year. The pictures below show the newly planted replacement shrubbery!

Now



Now



At The Grove, we replenished the decomposed granite under the pavilion. Now residents will have a fresh new look while they picnic at the park this fall season!



Now



In the last week of October, we started planting fall flowers in all main entrances into Craig Ranch and the neighborhoods for a warm and fresh look! We will share pictures in next month's Telegram.

JENNIFER
PETERSON
*Community
Standards
Coordinator*



SMOKEY
KOWALESKI
*Community
Standards
Coordinator*



Compliance Corner: Fall is here!

Fall is here!!! And with the cooler weather, owners will be cleaning up landscaping, trimming trees and shrubs, replacing mulch, and many other things. We thought it would be a great time to remind everyone of the City of McKinney's policy on yard waste disposal. It's frustrating putting in all that work, just to have bags of clippings and branches left behind on the curb. Here are the guidelines for yard waste disposal from the City of McKinney.

YARD WASTE

- Place yard waste curbside on your collection day.
- Place grass clippings and leaves in brown paper bags.
- Limbs must be tied with string or twine in 4-foot-long bundles of 50 pounds or less.
- Limit of 30 bags/ bundles or a combination of both.
- DO NOT place yard or food waste in your blue container.
- Yard waste can be taken to the **Custer Road Transfer Station**. Your most recent water bill and driver's license are required for proof of residency.

YARD WASTE DISPOSAL

7:00 AM
ON YOUR TRASH DAY



*For more information, please visit:
www.mckinneytexas.org.

Community Contact Information



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MONTE CEPEDA
Maintenance Associate



ARTHUR WOODS
Maintenance Porter



Lifestyle Events

Calendar

November 2021



SUN	MON	TUE	WED	THU	FRI	SAT
	1 Begins: Donation Drive, benefiting Streetside Showers CR Office	2	3 Diwali Celebration Compass Center 6 pm	4	5	6
7 Daylight saving time ends	8	9 Treat Yo'Pet K9 Corral 4:30 pm Bunco Club Compass Center 7 pm	10	11 Veterans Day	12 Craig Ranch Cinema: Paul Blart: Mall Cop Riverwalk 6 pm	13
14	15 Ends: Donation Drive, benefiting Streetside Showers CR Office Fall Candle Workshop CR Event Center 7 pm	16 PupsGiving K9 Corral 5 pm	17	18	19	20
21	22 Kidsgiving Compass Center 4 pm	23 Treat Yo'Pet K9 Corral 4:30 pm	24	25 Thanksgiving 	26	27
28 Hanukkah Begins	29	30				

Donation Drive benefiting Streetside Showers

November 1st - 15th | 8:00 am to 5:00 pm

Streetside showers is a local charity that provides mobile hot showers and personal hygiene care to those in need. Help support this organization by donating personal hygiene items. You can drop them off Monday - Friday from 8 am – 5 pm at the Craig Ranch Community Association office. You can also drop off items at any of our Lifestyle events.

For more information, please contact our Lifestyle Coordinator, **Kati Fitzpatrick**, at kfitzpatrick@cmamanagement.com.

Craig Ranch Cinema | Friday, November 12th | 6:00 pm

Craig Ranch Cinema presents: **Paul Blart: Mall Cop (2009)**.

Embrace the fall weather and snuggle up in your lawn chairs as you watch this fan favorite. We will have a small concession stand serving snacks, sweets, and drinks. While supplies last.

The movie will begin after sunset.

*Residents are welcome to bring their own food and drinks to enjoy while watching the movie.

Kidsgiving | Monday, November 22nd | 4:00 pm

Join the Peanuts to celebrate the ultimate Charlie Brown Thanksgiving. We will have story time, a craft, and an activity. And don't forget our Thankful Tree that the kids get to help us complete!

Craig Ranch Event Center

7951 Collin McKinney Pkwy #850, McKinney, Tx 75070

The Compass 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.


STREETSIDE SHOWERS
 Bringing hope to those who need it most

**Craig Ranch Community Wide
Donation Drive**

BENEFITING STREETSIDE SHOWERS

November 1st - November 15th

Drop off at Craig Ranch Community Association
7951 Collin McKinney Pkwy #850, McKinney, TX

Razors | Full Size Shampoo & Conditioner | Q-Tips | Toothbrushes | Deodorant | Underwear | Socks | Monetary Donations

Diwali Celebration

Craig Ranch Community Association
NOVEMBER 3RD | 6 PM - 8 PM | COMPASS



Register for the event here



<https://crcinema-paulblart.eventbrite.com>



PAUL BLART MALL COP

FRIDAY, NOVEMBER 12TH | RIVERWALK PARK
MOVIE WILL BEGIN AT DARK

Fall Candle Workshop

Monday, November 15th
Craig Ranch Event Room
7 pm - 9 pm

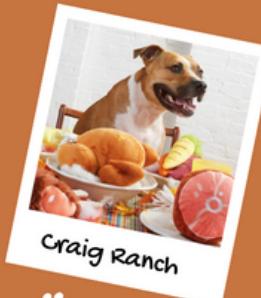


Register for the event here



PUPSGIVING

Tuesday, November 16th
K9 Corral at Craig Ranch
5 pm - 6 pm



MUSIC
DOG TREATS
PHOTO BOOTH
RAFFLE
COMMUNITY PARTNERS



DRC Tips: Pool Installation Guidelines



KRIS SIMS

Lead Administrative Assistant

Believe it or not, this is often the time of year homeowners begin to think about pool installation and reach out to contractors to begin the planning process. Planning for a pool in the fall/early winter months is typically done with the hope the pool will be completed and ready for use by summer!

There are four major requirements applicable to anyone with a pool request. Pools and pool equipment require screening. For those that live in a community with wood fences, this screening already exists. For those that live in a community with wrought iron fencing, the screening most often consists of or requires live landscaping. The pool cannot encroach on any building or setback lines. The drainage added along with the pool, must not cause drainage onto adjacent properties; they must be designed to drain internally or to drain out onto the street. If applicable, the last requirement is a Common Area Access approval form and deposit if construction vehicles need the common area for access to the install.

To find more specific details on installing a pool in your community, the full policy can be accessed on Craigranchliving.com or you can email cradmin@cmamanagement.com.

A pool request would need 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 pool will be installed and dimensions, the decking with dimensions and the drainage plan. (This entire design plan will usually be provided by your pool contractor.)
- Current picture(s) showing where pool will be installed.
- Materials list/colors from contractor.
- If needed, materials being planted for screening and indicate this landscaping on the survey or in pictures.

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.

**DRC TIPS:
POOL INSTALLATION
GUIDELINES**





PET OF THE MONTH

We introduce to you: Bilbo!

Bilbo is now ten years old. He is a great dog and a loyal friend. His parents adopted him when he was four years old from Rockwall Pets. Bilbo loves to go on walks, and he loves people! One time, he saw a paper bag with trash in it; he picked it up in his mouth (on his own accord), carried it, and placed it on a garbage pile.

It was amazing!

Bilbo's favorite things are his bed, his halter, and supper.



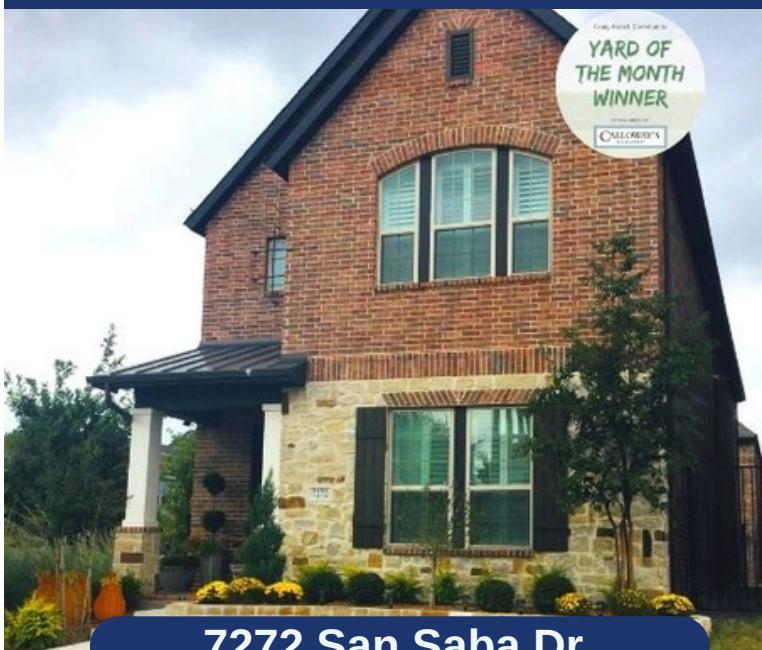
CRAIG RANCH - 2021

YARD OF THE MONTH

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



8704 La Quinta Ln.



7272 San Saba Dr.



Turkeys and Thanksgiving

Why do most American families eat turkey on Thanksgiving? Who started this tradition? According to Ashley Rose Young (Historian with the Smithsonian's National Museum of American History), historians do not believe that turkey was eaten during the "First Thanksgiving"; they believe the likely meats that were part of this celebration were venison, goose, and duck. It was Alexander Hamilton who proposed eating turkey as part of an idea of bringing "national sensibility to the United States through consuming the same kinds of foods."

Other reasons that helped this bird to become the main dish on Thanksgiving were:

- The people who migrated from New England to the United States ate turkey as part of their regional foods during traditional harvest festivals. They introduced this tradition to the Thanksgiving celebration.
- Turkeys were already a bird native to North America and lived on people's properties.
- Turkeys weighing between 15-20 pounds fed more people.

What else do you know about turkeys on Thanksgiving?

The following are facts about the turkey industry that you may not know.

- Forty-six million turkeys are eaten each Thanksgiving.
- 95% of Americans surveyed by the National Turkey Federation eat turkey on Thanksgiving.
- The average weight of turkeys purchased for Thanksgiving is 15 pounds.
- Turkey meat production in the U.S. during January-September 2020 was 4.29 billion pounds.
- In 2020, the United States exported 558 million pounds of turkey.
- Turkey consumption has increased 104% since 1970.
- A domesticated male turkey can reach a weight of 30 pounds within 18 weeks after hatching.
- Originally from eastern and central North America, the wild turkey was first domesticated in Mexico by the Mayans. In the 1500s (approx.), Spanish traders brought the bird to the European and Asian tables.
- A male turkey is called a "tom," and a female turkey, a "hen."



Veterans Day Ceremony By McKinney Parks & Recreation



MCKINNEY PARKS & RECREATION

Honoring

ALL WHO SERVED

VETERANS DAY CEREMONY
NOV. 6 AT 11 A.M.

Veterans Memorial Park in McKinney
6053 Weiskopf Ave. • McKinney

www.McKinneyTexas.org/VeteransMemorial

Downtown McKinney is the Home for the Holidays!



Home for the Holidays is McKinney's premier festival. Bring your family and friends to visit Santa, shop your favorites items, and enjoy lots of fun activities. Also, do not miss next month's tree lighting ceremony, carolers, and fun activities. Feel the holidays' magic!



HOME FOR THE

Holidays

November 26 - 28, 2021

Historic Downtown McKinney | Admission is FREE

Friday, November 26th, 10:30 am - 9 pm
Saturday, November 27th, 10:30 am - 9 pm
Sunday, November 28th, 12 - 5 pm

Santa's sleigh flying over the city

Visits with Santa
Extended shopping hours
Children's activities



Be 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).



OCTOBER 2021

CRAIG RANCH

1 Manager's Message
Preparing for the Holidays

2 Around the Ranch
Assessment Dollars at Work

3 Compliance Corner
Fall Maintenance

4 Calendar
Lifestyle Events
Staff Information

5 DMC Tips
Artificial Turf Policy

6 Yard of the Month
October Winners

7 Pet of the Month
October Winner

8 GRC Tips

9 McKinney ISD
Holiday Bazaar

10 Halloween Safety Tips
Trick or Treat

11 GRC Tips

Content

