



CRAIG RANCH COMMUNITY ASSOCIATION

Living the Dream!

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

June 1, 2023- June 30, 2023 Management Report

Architectural Covenant Changes (ACC)

Service Area	Approved	Approved Stipulations	w/	Denied
500 Master	21	1		3
502 Estates	3	1		5
503 Grove	2			
504 Hemingway	1	2		1
505 North	14			4
507 Southern Hills	11	1		6
508 Spicewood		1		2
509 Trails	1			2
510 WB	3			1

Craig Ranch Living Email Blasts

6/2/2023	All Residents	Craig Ranch Community News – June 2
6/2/2023	Grove	The Grove – Quorum Needed for Annual Meeting
6/2/2023	CR North	Craig Ranch North Park Usage
6/2/2023	CR North	Pool and Golf Cart Update
6/5/2023	CR North	Riverwalk Pool Update
6/5/2023	Tour	Tour Gate Entrance Update
6/8/2023	Hemingway	Hemingway Compliance Reminders – Summer 2023
6/9/2023	All Residents	Craig Ranch Community News – June 9
6/14/2023	Estates	Walkway and Street Repairs in the Estates
6/15/2023	Hemingway	Hemingway Parking Lot Restriping on Monday, June 19th
6/15/2023	Watters Branch	Watters Branch Parking Lot Restriping on Monday, June 19th
6/15/2023	Estates	Estates Canal Walkway Update
6/16/2023	All Residents	Craig Ranch Community News – June 16
6/16/2023	Hemingway	Hemingway Pool Monitor Update
6/19/2023	CR North	Craig Ranch North Pool Schedule for July 4 th Holiday Weekend
6/20/2023	The Grove	The Grove – Grassy Weed Herbicide Application
6/20/2023	The Trails	The Trails – Grassy Weed Herbicide Application
6/20/2023	Hemingway	Hemingway Exterior Termite Inspection
6/20/2023	Estates	Lawn Service Schedule Change
6/22/2023	CR North	Craig Ranch North – Grassy Weed Herbicide Application



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6/23/2023	All Residents	Craig Ranch Community News – June 23
6/26/2023	Estates	Estates Community Standards Update
6/26/2023	Estates	Estates Well Pump Update
6/27/2023	Estates	Estates Well Pump Repair
6/29/2023	Hemingway	Food Waste in Common Areas
6/30/2023	All Residents	Craig Ranch Community News- June 30

Lifestyle Event Recaps

Date	Event	Attendance
06/5/2023	Kid's Bingo	30
6/6/2023	Bingo	36
6/15/2023	Jazz Night Under the Stars	60
6/22/2023	North Neighborhood Social	155
6/29/2023	Hemingway Neighborhood Social	50



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

Property Information

Number of Units: 1103
Number of Resales: 16

Financial Summary

Account Balances

Total Operating Accounts \$2,099,362.34
Total Reserve Accounts \$702,203.55
Total Cash on Hand \$2,801,565.89

Total Income	Month To Date	Year To Date	Annual Budget
Total Revenue	\$245,936.44	\$1,478,361.94	\$2,928,677.83
Total Expense	\$231,947.28	\$1,371,144.38	\$2,928,677.83
Net Income/Loss	\$13,989.16	\$107,217.56	\$0.00

Collections

Collection Status as of 07/24/2023	Number of Owners	Balance
Default Letter - First Class & Certified	5	\$ 6,792.62
Reminder Letter	1	\$ 57.46
Request Foreclosure	4	\$ 26,577.17
Request Notice of Lien	5	\$ 4,853.21
Homeowners on Payment Plans	2	\$2,901.21
Total:	15	\$ 38,280.46

Percent Delinquent: 1.36%

Upcoming Management Plan Items - 7/1/23 - 7/30/23

Plan Item	Date	Responsible Party
Common Area Inspection - July	07/28/2023	Management Company

Manager Action Item Updates:

Manager Action Items

Open Items: 9
New Items: 9
Closed Items: 6

Manager Action Items

Description	Due Date	Status
Communications Communications for Craig Ranch 6/1/2023 9:43:58 AM	05/31/2023	Completed
Seasonal banner changeout Light pole banners will be changed out to summer banners via boomlift/contractor.	06/13/2023	Completed

6/13/2023 5:11:58 PM Banners hung on street light poles via boomlift by Allbright Services.

Crossroads fence and pergola painting 06/23/2023 Completed

Fence and pergolas have rust on them, obtaining quote to repaint them.

6/9/2023 3:41:26 PM Vendor finished painting, job was verified.

6/6/2023 2:01:05 PM The quote to paint the fence and pergolas has been approved. Contractor to schedule project and notify.

Cast stone replacement 06/30/2023 Completed

Two cast stones on the monument at Alma and 121 are damaged and need to be replaced.

6/13/2023 5:07:41 PM Stones installed.

5/31/2023 5:24:10 PM Contractor is awaiting materials. ETA to be determined.

5/11/2023 10:22:50 AM Spartan Residential has been hired to replace the two cast stones in the monument. Lead time is about two-weeks.

Riverwalk pond dredging 06/30/2023 Completed

6/29/2023 8:42:02 AM Riverwalk Pond dredging was completed 6-29-23.

6/23/2023 9:27:39 AM 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.

5/31/2023 5:29:12 PM Sent approved estimate to vendor. Work is schedule to be completed by the 6/3/2023.

Lifestyle Events 06/30/2023 Completed

June Events

6/30/2023 5:28:20 PM All June 2023 Lifestyle Events Completed

6/29/2023 5:25:08 PM Heminway Neighborhood Social at Heminway Pool and clubhouse. 50 residents attended event.

6/22/2023 11:21:05 AM North Neighborhood Social at Riverwalk Pool. 155 North residents were in attendance.

6/15/2023 11:18:59 AM Jazz night under the stars at the Compass. 60 residents were in attendance.

6/6/2023 11:16:46 AM June Bingo at Compass. 36 people were in attendance.

6/5/2023 4:28:09 PM June Kid Bingo at Compass from 9-11 AM. 30 were attendance.

Summer Banner Order 06/29/2023 Completed

6/29/2023 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.

Plan Item: Common Area Inspection - June 06/30/2023 Completed

Common Area Inspection - June

6/29/2023 12:22:57 PM Superscapes completed 6/28/23

6/30/2023 4:45:58 PM 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, replaced seasonal banners, inspected park benches/sidewalks/railing/retaining walls at Riverwalk Park, checked park benches/railing/sidewalks at Creekside Park, removed an old electrical post at the Retreat, checked gate closure devices at the Dog Park.

6/30/2023 4:45:33 PM Task Completed

6/29/2023 5:33:07 PM OLM Score 95%

Communications 06/30/2023 Completed

Email communications to homeowners

6/30/2023 9:23:47 PM Complete

6/30/2023 9:19:22 PM Weekly email communication to homeowners

6/29/2023 9:00:40 PM Weekly email communication to homeowners

6/23/2023 9:20:10 PM Weekly email communication to homeowners
 6/16/2023 9:20:01 PM Weekly email communication to homeowners.
 6/9/2023 9:19:50 PM Weekly email communication to homeowners
 6/2/2023 9:19:34 PM Weekly email communication to homeowners.

July Appeals Meeting 06/30/2023 In Progress
 The Board of Directors has scheduled an Appeals Meeting on Thursday, July 6, 2023, at 4:00 PM via Zoom.

6/28/2023 10:26:18 AM Packed drafted and sent for review.
 6/23/2023 10:00:02 AM Meeting noticed to owners on June 20, 2023

Design Guideline Re-Write 07/14/2023 In Progress
 Update/re-write of Master Design Guidelines to make the ACC submission process more efficient for owners and the DRC.

Kenneth Cooper Park Rubber Track - Maintenance Roll Coat 06/09/2023 Complete
 Maintenance Roll Coat required to maintain warranty.

6/9/2023 4:33:45 PM Complete
 6/9/2023 4:33:26 PM Vendor completed adding the seal coat to the walking track.
 5/30/2023 11:17:49 AM Vendor scheduled the application for 5/30 - 6/2. Communication was emailed to all Craig Ranch homeowner's on Friday 5/26.
 3/21/2023 12:32:08 PM Board approved the cost estimate and approval sent to vendor. Schedule for June 2023.

Formation of Casitas Service Area 07/31/2023 In Progress

6/8/2023 10:03:08 AM Received redline version of Casitas supplemental declaration and submitted it to developer. Developer approved redline version. Requested accounting to prepare a build out budget. Build out budget question form was submitted to developer and received back from developer. Build out budget formation was started.
 5/24/2023 9:57:11 AM Received draft supplemental declaration and plat of Casitas from developer. Submitted those documents for review to the Association attorney.



Fence - New or Replacement	1
<i>ACC Denied</i>	1
Landscaping	1
<i>ACC Approved with Stipulations</i>	1
Lighting	1
<i>ACC Approved</i>	1
Patio/Arbor/Deck	3
<i>ACC Approved</i>	2
<i>ACC Denied</i>	1
Roof	18
<i>ACC Approved</i>	18
Screening	1
<i>ACC Denied</i>	1
Craig Ranch Community Association Total:	25



Landscaping	4
<i>ACC Approved</i>	2
<i>ACC Denied</i>	2
Paint	2
<i>ACC Approved</i>	1
<i>ACC Approved with Stipulations</i>	1
Patio/Arbor/Deck	3
<i>ACC Denied</i>	3
Craig Ranch Community Association - Estates Total:	9



ACC Summary

Craig Ranch Community Association - Hemingway
6/2/2023 - 6/29/2023

Date: 7/24/2023
Time: 11:24 am
Page: 3

Landscaping	4
<i>ACC Approved</i>	1
<i>ACC Approved with Stipulations</i>	2
<i>ACC Denied</i>	1
Craig Ranch Community Association - Hemingway Total:	4



Fence - New or Replacement	6
<i>ACC Approved</i>	6
Garage Door	1
<i>ACC Approved</i>	1
Gutters	1
<i>ACC Approved</i>	1
Landscaping	3
<i>ACC Denied</i>	3
Paint	4
<i>ACC Approved</i>	3
<i>ACC Denied</i>	1
Patio/Arbor/Deck	2
<i>ACC Approved</i>	2
Solar Panel / Collector	1
<i>ACC Approved</i>	1
Craig Ranch Community Association - North Total:	18



Exterior Modifications	2
<i>ACC Approved</i>	2
Landscaping	5
<i>ACC Denied</i>	5
Patio/Arbor/Deck	2
<i>ACC Approved</i>	1
<i>ACC Denied</i>	1
Pool/Spa	1
<i>ACC Approved</i>	1
Roof	6
<i>ACC Approved</i>	5
<i>ACC Approved with Stipulations</i>	1
Solar Panel / Collector	2
<i>ACC Approved</i>	2
Craig Ranch Community Association - Southern Hills Total:	18



ACC Summary

Craig Ranch Community Association - Spicewood
6/2/2023 - 6/29/2023

Date: 7/24/2023
Time: 11:24 am
Page: 6

Landscaping	1
<i>ACC Denied</i>	1
Roof	2
<i>ACC Approved with Stipulations</i>	1
<i>ACC Denied</i>	1
Craig Ranch Community Association - Spicewood Total:	3



ACC Summary

Craig Ranch Community Association - The Grove
6/2/2023 - 6/29/2023

Date: 7/24/2023
Time: 11:24 am
Page: 7

Solar Panel / Collector	2
<i>ACC Approved</i>	2
Craig Ranch Community Association - The Grove Total:	2



Fence - New or Replacement	1
<i>ACC Denied</i>	1
Landscaping	1
<i>ACC Approved</i>	1
Screening	1
<i>ACC Denied</i>	1
Craig Ranch Community Association - The Trails Total:	3



Exterior Modifications	1
<i>ACC Denied</i>	1
Fence - Repair or Stain	1
<i>ACC Approved</i>	1
Garage Door	1
<i>ACC Approved</i>	1
Landscaping	1
<i>ACC Approved</i>	1
Craig Ranch Community Association - Watters Branch Total:	4



Violations Summary

Craig Ranch Community Association
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 1

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Deviation from Approved Plan	1st Letter	1	1
Total ACC Violation		1	1
Covenant Violation			
Improper Storage	Postcard	1	1
Total Covenant Violation		1	1
Exterior Maintenance			
General Maintenance	1st Letter	4	4
	Fine Notice	1	1
Paint Repair	Postcard	17	17
	1st Letter	3	3
Total Exterior Maintenance		25	25
Fence Maintenance			
Fence Maintenance	Postcard	18	18
	1st Letter	2	2
	2nd Letter	1	1
Total Fence Maintenance		21	21



Violations Summary

Craig Ranch Community Association
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 2

Violation Type / Item	Escalation	Item Count	# Letters
Landscape			
Edge	Postcard	6	6
General Maintenance	Postcard	42	42
	1st Letter	33	33
	2nd Letter	1	1
	Fine Notice	1	2
Mow	Postcard	115	115
	1st Letter	17	17
	2nd Letter	5	5
	Fine Notice	2	2
Remove Dead Landscape	Postcard	2	2
	Fine Notice	1	1
Trim Shrubs	Postcard	5	5
Weed Flower Bed/Tree Wells	Postcard	47	47
	1st Letter	12	12
	2nd Letter	1	1
Weed Yard	Postcard	1	1
Total Landscape		291	292
Leased Property			
Leasing	2nd Letter	1	1
Total Leased Property		1	1
Signs			
Commercial/Advertising	Postcard	1	1
Total Signs		1	1



Violations Summary

Craig Ranch Community Association
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 3

Violation Type / Item	Escalation	Item Count	# Letters
Trash Removal			
Construction Debris	Postcard	3	3
Debris	Postcard	1	1
	Fine Notice	1	2
Trash Cans	Postcard	1	1
Total Trash Removal		6	7
Total for Craig Ranch Community Association		347	349



Violations Summary

Craig Ranch Community Association - Estates
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 4

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Landscape	1st Letter	2	2
Total ACC Violation		2	2
Covenant Violation			
Basketball Goals	Postcard	1	1
Construction Period Expired	Postcard	1	1
Total Covenant Violation		2	2
Exterior Maintenance			
General Maintenance	Fine Notice	1	1
Total Exterior Maintenance		1	1
Landscape			
General Maintenance	Postcard	53	53
	1st Letter	14	14
Mow	Postcard	1	1
Remove Dead Landscape	Postcard	2	2
	1st Letter	1	1
Weed Flower Bed/Tree Wells	Postcard	1	1
	1st Letter	1	1
Total Landscape		73	73
Trash Removal			
Construction Debris	Postcard	1	1
Debris	Postcard	1	1
Trash Cans	Postcard	1	1
Total Trash Removal		3	3
Total for Craig Ranch Community Association - Estates		81	430



Violations Summary

Craig Ranch Community Association - Hemingway
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 5

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
ACC Non-Compliance: Denied Improvement	1st Letter	2	2
Non-Submittal: Landscape	1st Letter	1	1
	2nd Letter	3	3
	Fine Notice	1	1
Total ACC Violation		7	7
Covenant Violation			
Improper Storage	2nd Letter	1	1
	Fine Notice	3	4
Total Covenant Violation		4	5
Exterior Maintenance			
General Maintenance	Postcard	32	32
Total Exterior Maintenance		32	32
Fence Maintenance			
Fence Maintenance	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Total Fence Maintenance		3	3
Landscape			
General Maintenance	Postcard	1	1
Mow	Postcard	11	11
	1st Letter	3	3
Weed Yard	Postcard	2	2
	1st Letter	1	1
	2nd Letter	1	1
Total Landscape		19	19
Signs			
Sale/Rent/Open House	Postcard	3	3
	1st Letter	1	1
Total Signs		4	4



Violations Summary

Craig Ranch Community Association - Hemingway
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 6

Violation Type / Item	Escalation	Item Count	# Letters
Trash Removal			
Debris	Postcard	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Total Trash Removal		3	3
Total for Craig Ranch Community Association - Hemingway		72	503



Violations Summary

Craig Ranch Community Association - North
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 7

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
ACC Non-Compliance: Denied Improvement	Fine Notice	1	2
Non-Submittal: Construction/Alteration	Fine Notice	1	2
Non-Submittal: Landscape	1st Letter	3	3
Total ACC Violation		5	7
Covenant Violation			
Improper Storage	1st Letter	1	1
	2nd Letter	1	1
Total Covenant Violation		2	2
Exterior Maintenance			
General Maintenance	Postcard	1	1
	2nd Letter	1	1
Mailbox Repair	1st Letter	1	1
Total Exterior Maintenance		3	3
Fence Maintenance			
Fence Maintenance	Postcard	2	2
	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Fence Stain	Postcard	4	4
	1st Letter	9	9
	2nd Letter	6	6
	Fine Notice	1	1
Total Fence Maintenance		25	25



Violations Summary

Craig Ranch Community Association - North
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 8

Violation Type / Item	Escalation	Item Count	# Letters
Landscape			
General Maintenance			
	Postcard	40	40
	1st Letter	32	32
	2nd Letter	8	8
	Fine Notice	8	9
Mow			
	Postcard	16	16
	1st Letter	4	4
Remove Dead Landscape			
	Postcard	8	8
	1st Letter	3	3
Trim Shrubs			
	Postcard	2	2
	1st Letter	1	1
	2nd Letter	1	1
	Fine Notice	1	1
Weed Flower Bed/Tree Wells			
	Postcard	15	15
	1st Letter	11	11
	2nd Letter	4	4
Weed Yard			
	Postcard	19	19
	1st Letter	26	26
	2nd Letter	10	10
	Fine Notice	5	9
Total Landscape		214	219
Leased Property			
Leasing			
	2nd Letter	1	1
	Fine Notice	3	3
Total Leased Property		4	4
Signs			
Sale/Rent/Open House			
	Postcard	6	6
	2nd Letter	1	1
Total Signs		7	7



Violations Summary

Craig Ranch Community Association - North
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 9

Violation Type / Item	Escalation	Item Count	# Letters
Trash Removal			
Debris	Postcard	2	2
	Fine Notice	1	2
Trash Cans	1st Letter	2	2
Total Trash Removal		5	6
Vehicle			
Boat	Postcard	1	1
Total Vehicle		1	1
Total for Craig Ranch Community Association - North		266	777



Violations Summary

Craig Ranch Community Association - Southern Hills
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 10

Violation Type / Item	Escalation	Item Count	# Letters
Exterior Maintenance			
General Maintenance	1st Letter	1	1
	2nd Letter	1	1
Paint Repair	Postcard	4	4
	1st Letter	5	5
Total Exterior Maintenance		11	11
Fence Maintenance			
Fence Maintenance	Postcard	2	2
Total Fence Maintenance		2	2
Landscape			
General Maintenance	Postcard	1	1
Mow	Postcard	40	40
	1st Letter	9	9
	2nd Letter	1	1
Weed Flower Bed/Tree Wells	Postcard	9	9
	1st Letter	6	6
Total Landscape		66	66
Leased Property			
Leasing	Fine Notice	2	2
Total Leased Property		2	2
Total for Craig Ranch Community Association - Southern Hills		81	858



Violations Summary

Craig Ranch Community Association - Spicewood
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 11

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Landscape	1st Letter	1	1
	Fine Notice	1	1
Non-Submittal: Lawn Decoration/Sculpture	1st Letter	2	2
Total ACC Violation		4	4
Covenant Violation			
Animal Nuisance	1st Letter	1	1
Improper Storage	Postcard	1	1
	1st Letter	1	1
Total Covenant Violation		3	3
Exterior Maintenance			
Paint Repair	1st Letter	1	1
Total Exterior Maintenance		1	1
Fence Maintenance			
Fence Maintenance	Postcard	8	8
	1st Letter	1	1
Total Fence Maintenance		9	9
Landscape			
General Maintenance	Postcard	3	3
	2nd Letter	1	1
Mow	2nd Letter	1	1
Remove Dead Landscape	Postcard	2	2
Weed Yard	Postcard	16	16
Total Landscape		23	23
Signs			
Commercial/Advertising	Postcard	2	2
Sale/Rent/Open House	Postcard	2	2
Total Signs		4	4
Total for Craig Ranch Community Association - Spicewood		44	902



Violations Summary

Craig Ranch Community Association - The Grove
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 12

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Construction/Alteration	1st Letter	1	1
Non-Submittal: Landscape	Fine Notice	1	1
Total ACC Violation		2	2
Covenant Violation			
Holiday Decor	Fine Notice	1	1
Total Covenant Violation		1	1
Exterior Maintenance			
General Maintenance	1st Letter	1	1
Paint Repair	2nd Letter Fine Notice	3 1	3 1
Total Exterior Maintenance		5	5
Fence Maintenance			
Fence Maintenance	Postcard	1	1
Total Fence Maintenance		1	1
Landscape			
General Maintenance	1st Letter	1	1
Mow	Postcard 1st Letter 2nd Letter	40 15 3	40 15 3
Trim Shrubs	Postcard	2	2
Weed Flower Bed/Tree Wells	Postcard 1st Letter 2nd Letter Fine Notice	10 9 1 2	10 9 1 2
Total Landscape		83	83
Leased Property			
Leasing	Fine Notice	1	1
Total Leased Property		1	1
Total for Craig Ranch Community Association - The Grove		93	995



Violations Summary

Craig Ranch Community Association - The Trails
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 13

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Construction/Alteration	Fine Notice	1	1
Non-Submittal: Landscape	1st Letter	2	2
	2nd Letter	2	2
Total ACC Violation		5	5
Exterior Maintenance			
General Maintenance	Postcard	1	1
	1st Letter	1	1
Total Exterior Maintenance		2	2
Landscape			
General Maintenance	Postcard	1	1
Mow	Postcard	1	1
Weed Flower Bed/Tree Wells	Postcard	1	1
Weed Yard	Postcard	1	1
	1st Letter	1	1
	2nd Letter	1	1
Total Landscape		6	6
Leased Property			
Leasing	2nd Letter	1	1
Total Leased Property		1	1
Signs			
Sale/Rent/Open House	Postcard	1	1
	2nd Letter	1	1
Total Signs		2	2
Trash Removal			
Debris	Postcard	1	1
	1st Letter	1	1
Trash Cans	Postcard	14	14
	1st Letter	3	3
Total Trash Removal		19	19
Total for Craig Ranch Community Association - The Trails		35	1,030



Violations Summary

Craig Ranch Community Association - Watters Branch
Period: 6/2/2023 through 6/29/2023

Date: 7/24/2023
Time: 11:27 am
Page: 14

Violation Type / Item	Escalation	Item Count	# Letters
ACC Violation			
Non-Submittal: Landscape	Fine Notice	1	1
Total ACC Violation		1	1
Covenant Violation			
Improper Storage	Postcard	2	2
Total Covenant Violation		2	2
Exterior Maintenance			
General Maintenance	Fine Notice	1	1
Paint Repair	Postcard	1	1
Total Exterior Maintenance		2	2
Fence Maintenance			
Fence Maintenance	Postcard	4	4
	Fine Notice	1	2
Total Fence Maintenance		5	6
Landscape			
Mow	Postcard	35	35
	1st Letter	17	17
	2nd Letter	10	10
	Fine Notice	2	2
Trim Shrubs	Postcard	1	1
Weed Flower Bed/Tree Wells	Postcard	14	14
	1st Letter	6	6
	2nd Letter	6	6
	Fine Notice	2	2
Total Landscape		93	93
Total for Craig Ranch Community Association - Watters Branch		103	1,134