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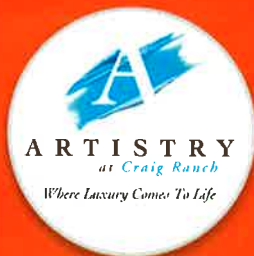
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MAY 2021



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F: 972-548-9186
Hours: Monday-Friday | 8 a.m.-5 p.m.
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PETER PUPPERTAIL

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NICHOLE RICE
Operations Manager



RHONDA VAN TASSELL
Director of Operations

WHAT YOUR ASSOCIATION BOARD OF DIRECTORS DOES FOR YOU

As a recognized association, our community has a Board of Directors to help the Association run smoothly, which is accomplished through volunteers who execute a wide variety of tasks you may not be aware of however, their work affects every member of the organization. As an owner you are a member of the Craig Ranch Community Association.

From time to time, you may hear that the Board of the association operates in a fiduciary capacity for the owners, or you may read about the Board's fiduciary responsibility in the governing documents. Fiduciary duty simply means that the Board has an ethical and legal obligation to make decisions in the best interest of the entire association. Fiduciary duty includes a duty of loyalty to the association, which means the Board should not use their position as an advantage within the association. They should not make decisions for the association that benefit themselves, as members at the expense of the association or its members.

Fiduciary duty also includes the duty to exercise ordinary care. This means the Board must perform their duties in good faith and in a manner, they believe to be in the best interest of the association, with such care as an ordinary, prudent person, in a similar position under similar circumstances would use. In short, Boards must act in the best interests of the association and act reasonably.

One of the most important tasks for the Board is to create and enforce the

association rules. When an owner purchases a lot in the CRCA, they agree to abide by these rules and regulations. It is the Board's responsibility to enforce these rules for the greater good of the community. Enforcement of the rules keeps property values up and conflicts down.

Another major responsibility of the Board is to collect assessments from owners. Collecting these assessments is important for the stability of the association as they contribute to the common elements; enjoyed by all residents. Assessments also help to replenish the reserve funds, which pay for major repairs of the association's assets. The Board is responsible for the association's finances, and collecting assessments is how it ensures that the association remains solvent.

Finally, the Board acts on behalf of the association by hiring a management team, legal counsel, contractors, and other professionals who help devise plans of action that lead many of the projects that improve the CRCA aesthetically and financially.

While it is a big job, Board members are happy to serve the residents and make the commitment to make Craig Ranch a great place to call home. To learn more about what these volunteers do, please attend an open board meeting, volunteer on a committee and be an active member in your community. The more people we have involved in the association, the stronger it will be!

CONGRATULATIONS

Congratulations to Nicole Metcalf and Connie Baker on their recent election to the Craig Ranch Board of Directors! Nicole Metcalf is a representative from the Commercial Non-Multi Family. Connie Baker has served on the Board of Directors since 2019 and was elected as the At Large Candidate. Your 2021 Board of Directors are: Stephanie Miller, John Palmer, Vicki Schmitz, Connie Baker, and Nicole Metcalf.

The Master Association Annual Meeting was held via Zoom on March 24th. The Board of Directors and management staff provided an update on the accomplishments from 2020 and conducted the election. For more information regarding this meeting, please visit www.craig ranchliving.com. You can obtain a copy of the power point presentation by clicking Resource Center from the main menu and then Annual Meeting.



STEPHANIE MILLER
Board of Directors | President

SERVICE AREA COMMITTEES

The Service Area (SAC's), Annual Meetings are in progress! Please visit the Association's websites for more information regarding your SAC's Annual Meeting. If your SAC has already conducted their Annual Meeting, you can access the presentation online at www.craig ranchliving.com.

The SAC's members are volunteers like the Board of Directors and are established for the purpose of providing guidance and support to the Board of Directors on matters which preserve, enhance, or maintain their assets within the Association. The SAC conducts research and provide recommendations to the Board.

They are required to consider the governing documents and the annual operating budget for that Service Area when making a recommendation to the Board.

A successful and vibrant community relies on committed volunteers. Service Area Committees partner with the Management Team and Board of Directors to assist you and your neighbors while protecting and enhancing the assets of your community. SAC Annual Meetings are a great opportunity for you to learn about the happenings from the previous year, meet your committee members, and obtain an overview of the financial status of your Service

Area. During this meeting elections are held for expiring terms of SAC members, which are made of three to five members, dependent upon the governing documents. You must be in good standing with the Association to serve as a committee member.

Be an active community resident, attend the annual meetings, introduce yourself to the SAC, the manager, and your neighbors and find a wealth of information about your community!

If you own property that is not part of a Service Area, the master Association also has an annual meeting, and you can request an audience in front of the Board of Directors directly in the Open Session of a scheduled meeting.





**BRANDY
HOTCHKISS**
Common Area Manager



**THE SPICEWOOD SAC HAS
COMPLETED THE REPLENISHMENT
OF DECOMPOSED GRANITE**

**After photos of the work in the Spicewood Community*





NEW PROJECT:
THE **ESTATES SAC** IS
REPLACING THEIR
FENCING AROUND
THEIR **CANALS**

** Project is still in process*



UPDATE ON FREEZE DAMAGE

BY BRANDY HOTCHKISS
Common Area Manager

A post-freeze landscape evaluation was performed for all Service Areas in Craig Ranch by the Common Area Manager, the Landscape Service Providers and our Certified Horticulturist with OLM. There is apparent freeze damage to many shrubs and trees throughout Craig Ranch. We were advised by the certified horticulturist, to allow dormant landscape and plants enough time to awaken and develop new growth. Since April, the Landscape Service Providers have been diligently working to provide documentation of the plant material that did not recover and should be removed. Each Service Area Committee for each neighborhood will receive documentation and cost to plan for removal and replacement.

2021 MAY

FUNFIT FAIR & FUN WALK

Sports Resort

SATURDAY, MAY 8 | 9 AM - 11 AM

Ready to have fun while getting fit? Craig Ranch is lucky to have so many establishments that emphasize the importance of a healthy body and mind. The FunFit Fair will provide an opportunity to reintroduce the companies that can have a positive impact on their daily lives.

**VODKA CLASS SUMMER EDITION
ADULT SOCIAL (21+)**

Craig Ranch Event Room

THURSDAY, MAY 27TH | 6 PM - 8 PM

Are you ready for the summer? So are we! Come join us for our Vodka Class Summer Edition. You will be able to try three different summer-inspired vodka drinks and be given the recipe card so you can try it at home. Invite your neighbors for an adult-only night out. Tickets available on Eventbrite.

**PLUNGE INTO THE SUMMER
COMMUNITY EVENT**

Craig Ranch Fitness Center & Spa

SATURDAY, JUNE 5TH | 1 PM- 4 PM

Ahoy matey! It's time to celebrate the summer at the Craig Ranch Fitness Center Pool on June 5th from 1 PM - 4 PM. The day will include snacks, games for the kids, and Ocean Water Sangria for the adults.

**KID'S SUMMER BOOK CLUB:
RAINBOW FISH**

Craig Ranch Event Room
JUNE 9TH | 10 AM - 11 AM

SUN	MON	TUES	WED	THUR	FRI	SAT
2	3	4	5 CINCO DE MAYO	6	7	8 FUNFIT FAIR & FUN WALK Sports Resort 9AM- 11AM
9 MOTHER'S DAY	10 AT&T BYRON NELSON GOLF TOURNAMENT MAY 10TH TO MAY 16TH	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27 VODKA CLASS SUMMER EDITION ADULT SOCIAL +21 CR Event Room 6PM- 8PM	28	29

DUE TO PRINT LEAD TIMES, ITEMS ON THIS CALENDAR ARE SUBJECT TO CHANGE. VISIT LIFESTYLE CALENDAR ON CRAIGRANCHLIVING.COM TO CONFIRM DATES, TIMES & EVENT INSTRUCTIONS.

ADULT SOCIAL (21+)

SUMMER VODKA CLASS

**THURSDAY, MAY 27 TH
CRAIG RANCH EVENT ROOM
6 PM - 8 PM**

- VODKA TASTING**
THREE DIFFERENT DISTILLERIES
- FOOD PAIRING**
ONE FOR EACH DRINK
- TRIVIA**
TEST YOUR KNOWLEDGE

CR 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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Lead Administrative Assistant
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NICHOLE RICE
Operations Manager
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ALLISON BEDGOOD
Administrative Assistant
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COMMUNITY EVENT

PLUNGE INTO THE SUMMER POOL PARTY

CRAIG RANCH COMMUNITY ASSOCIATION

SATURDAY, JUNE 5TH
CRAIG RANCH FITNESS POOL
1 PM - 4 PM

REGISTER ONLINE AT
CRAIG RANCH LIVING

SWIMMING
GAMES
SNACKS

IN PARTNERSHIP WITH
CRAIG RANCH FITNESS + SPA



CONCERT IN THE PARK
Riverwalk Park
FRIDAY, JUNE 11TH | 6:30 PM - 8:30 PM

DISCOVERY KIDS: DINO DIG
The Beach
JUNE 16TH | 10 AM - 11 AM

SUMMER PROGRAMMING
Creative Kids at Craig Ranch
EVERY WEDNESDAY BETWEEN JUNE 9TH AND AUGUST 11TH.

Creative Kids at Craig Ranch- This summer we are hosting Creative Kids at Craig Ranch Summer Activities. For 10 weeks we will have an activity every Wednesday morning from 10 am - 11 am. We will alternate between Kid's Summer Book Club and Discovery Kids.

Kid's Summer Book Club will be held in the Craig Ranch Event Room every other Wednesday. Our snack and activity will circulate around the "featured" book.

Discovery Kids will be held out in the neighborhood. It is a great way to discover new places in your community. CRCA will be providing activities and snacks at the location.

CONCERT IN THE PARK
Hosted at Riverwalk Park
in Craig Ranch North
JUNE 11TH
JULY 16TH
AUGUST 13TH

CREATIVE KIDS AT CRAIG RANCH


KID'S BOOK CLUB: RAINBOW FISH

CRAIG RANCH COMMUNITY ASSOCIATION

WEDNESDAY, JUNE 9TH
CRAIG RANCH EVENT ROOM
10 AM - 11 AM

STORY TIME
SNACK
ACTIVITY

Rainbow Fish



SUMMER CONCERT SERIES

CONCERT IN THE PARK

CRAIG RANCH COMMUNITY ASSOCIATION

FRIDAY, JUNE 11TH
RIVERSIDE PARK
6:30 PM - 8:30 PM

LIVE BAND
BACKYARD GAMES
GOOD TIMES



SUMMER MOVIE SERIES

MOVIE AT THE BEACH

CRAIG RANCH COMMUNITY ASSOCIATION

FRIDAY, JUNE 25TH
SPORTS RESORT (AKA THE BEACH)
8:30 PM - 11:30 PM

OUTDOOR MOVIE
THEMED COMPLIMENTARY SNACK
FREE SUMMER SERIES CUP

RESIDENCE PRE-REQ
NON-RESIDENTS ARE \$9




ROXANNE WEBB
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Maintenance Staff



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ARTHUR WOODS
Maintenance Porter



SMOKEY KOWALESKI
Community Standards Coordinator
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RANDY CAIN
Maintenance Director
rcain@cmamanagement.com



JOEL RINCON
Maintenance Associate

PET SOCIAL

PETER PUPPERTAIL

WAS A SUCCESS



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.



7004 HOMESTEAD DR



8704 LA QUINTA

JENNIFER PETERSON
Community Standards Coordinator



SMOKEY KOWALESKI
Community Standards Coordinator



COMMUNITY STANDARDS BERMUDAGRASS HOME LAWN MANAGEMENT CALENDAR

This calendar is intended only as a guide and practices herein may vary based on site and region. Visit AggieTurf.tamu.edu for more information on turfgrass management, weed identification, and pest control



WARM-SEASON GROWTH CALENDAR

Shoot growth

Root growth

	Winter		Spring			Summer			Fall				
	January	February	March	April	May	June	July	August	September	October	November	December	
Mowing	Mow if necessary to prevent winter annual weeds from flowering (p. 6)		Mow at 1-2" height weekly, or as frequently as required to prevent scalping. Observe the 1/3 rd rule by never removing any more than 1/3 rd of the leaf tissue at any one time (p. 3)								Mow if necessary to prevent winter annual weeds from flowering (p. 6)		
Irrigation	Turn off irrigation during winter months when temperatures are cool and the lawn is not actively growing (dormant) (p. 4)		Conduct an irrigation audit before turning on irrigation during the spring and summer (p. 4)		Irrigate only when necessary to prevent the onset of drought stress or to replace at least 60% of ET. Turn off the system during rainy periods or during early spring and late fall where ET rates are lower and natural rainfall is more likely to meet the lawn's needs. (p. 4)					Turn off irrigation during winter when temperatures are cool and the lawn is not actively growing (dormant) (p. 4)			
Fertilization				Do not make 1st fertilizer application until the lawn is actively growing and has been mowed 2 to 3 times (p. 6)		Apply 0.5 to 1 lb of N/1,000 ft ² for a total of 1 to 4 applications during the growing season. Space fertilizer applications 4 to 8 weeks apart using a combination of quick and slow-release nitrogen (N). Apply other nutrients based on soil test results. Do not apply fertilizer during to drought stressed grass. (p. 5)							
Weed Control		Apply pre-emergence herbicides for crabgrass, goosegrass, and other summer annual weeds. Apply post-emergence herbicides for cool-season perennial weeds or winter annual weeds. Use caution during spring green-up as turfgrass injury may occur. (p. 6)			Apply post-emergence herbicides for summer annual weeds such as crabgrass, purslane, spurge, etc. or warm-season perennial weeds such as Virginia buttonweed before the onset of summer drought stress (p. 8)				Apply pre-emergence herbicides for annual bluegrass, chickweed, henbit, and other winter annual weeds. (p. 9)		Apply post-emergence herbicides for winter annuals such as annual bluegrass, chickweed, henbit, etc. or for cool-season perennial weeds. (p. 9)		
Insect Control				Scout for fire ants and apply insecticides if necessary using a combination of broadcasts, baits, and individual mound treatments. (p. 10)									
						Apply preventative grub products if necessary (p. 10)		Apply curative control for white grubs if necessary. Scout for fall armyworms. (p. 10)					
Disease Control				Scout for bermudagrass decline (aka, take-all root rot)									
				Scout for spring dead spot. It is not appropriate to apply fungicides for this disease at this time (fall applications are ideal) (p. 10)					Scout for large patch and apply fungicides before patches develop. Apply fungicides in areas with a history of spring dead spot. (p. 10)				
Aeration				Aerate if possible to relieve soil compaction, especially in newer lawns with limited organic matter accumulation or in lawns that receive moderate to heavy use. Aeration is best performed when there is adequate soil moisture so that the aeration tines remove a soil core effectively.									

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