



TRAVIS RANCH HOA

A publication of the Travis Ranch Homeowners Association, Inc.

MARCH 2009

TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.

In Care of

PREMIER COMMUNITIES MANAGEMENT COMPANY
3102 Oak Lawn Avenue, Suite 202 DALLAS, TEXAS 75219
TEL: 214-871-9700 FAX: 214-889-9980

NOTICE OF ANNUAL MEETING

To: All Travis Ranch Homeowners
From: David Baer, Association Manager
Re: Annual Homeowners Meeting

As Managing Agent for the Travis Ranch Property Owners Association, we are pleased to invite you to the Annual Meeting to be held on Thursday evening, April 9, 2009. The purpose of the meeting is to review the approved 2009 Operating Budget for Travis Ranch.

Please plan to attend:

Date: Thursday evening, April 9, 2009

Time: 7:00 PM (6:45 Sign In)

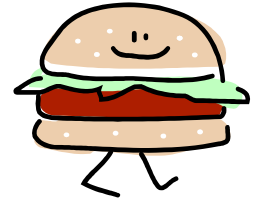
Location: Lewis Elementary School
1309 Luckenbach
Forney TX 75126

Thank you for your attention to this important function of your Homeowners Association. Should you have any questions regarding the Association, please contact your Association Manager at 214-451-5445 or at David.Baer@premiercommunities.net.

mini Hamburgers

Preheat oven to 350

1 lb. lean ground beef
8 slices of Cheese
(your choice)
16 soft dinner rolls
hamburger pickles
seasoning to taste
13 x 9 in casserole dish



Mix ground beef and your seasonings (how you like to season your hamburgers).

Pat mixture into casserole dish evenly. Cook for 20 to 22 minutes or until cooked thoroughly. Cut into mini burgers. Makes about 16.

Toast rolls if desired. Dress your burger how you wish.



Dear Travis Ranch Residents,

During these difficult economic times, we are all being required to evaluate our financial situation, both in our home budgets and in our businesses. Travis Ranch Property Owners Association is not unaffected by the growing rate of foreclosures and slower sales. As you know, there are significant costs involved with running an association, and to do so require that all owners contribute timely through the semi-annual assessments.

The Board of Directors is closely evaluating all expenditures needed for 2009, as well as working to improve collections of overdue assessments. We will continue to pursue collections of outstanding dues up to and including the legal remedies available to the association per the governing documents. Please be advised that all legal expenses are charged to the property owner, therefore increasing the financial obligation to the association. The Board of Directors has been forced to place liens and even foreclose on properties due to significant outstanding dues amounts, and will continue to do so as necessary. Do not risk losing your home.

Please know that the association is more than willing to work out a payment plan with any owner who is struggling financially. But you must contact us and complete the paperwork to establish the payment plan. If you would like to work out a payment plan for your outstanding dues, please contact our account services department at 214.389.1377 or by email at accountservices@premiercommunities.net. If your account has already been turned over to the attorney for collections, you must contact them directly at 214.466.7355.

We thank all of you who continue to prioritize your homeowner assessments in these difficult times, as doing so greatly increases the stability of the association and property values for all owners.

Thank you,

Travis Ranch POA

Manager's Corner

Spring and summer are generally one of the busiest times of the year in Travis Ranch. The pool will be open soon, big social events are planned, and students will soon be out of school. Due to the size of Travis Ranch it is necessary that a second manager assist David Baer in managing your community.

David Baer will be teaming with Mandy Martini, Association Manager, for Travis Ranch in 2009. If you have received any notices this year, you may have seen that Mandy is listed as the contact for violation questions or concerns. We feel having Mandy on board the Travis Ranch management team will greatly improve the quality of service for Travis Ranch Residents. Mandy will office in the Forney area so concerns or issues will be addressed in a timely manner. Please refer to the contacts section of this newsletter for Mandy's information. Both Mandy and David welcome your questions or concerns. If we are not able to answer you immediately, we will be sure to find out the answer to your question and let you know promptly.

-Your Management Team -

David Baer

Mandy Martini

Summer is Almost Here!

The warm weather is almost here, and with warm weather comes the opening of the pool. We do not have a definite date for the pool to open but it will be May 1st at the latest. With the opening of the pool this year we will have a new card system in place. All homeowners will receive a new card if they are current on their dues. You must have the card to enter the pool area. **Homeowner's who are delinquent on HOA assessments will not receive pool cards until the account is brought current. Pool access is restricted to those current on dues.**

Please familiarize yourself, family members and guests with the rules of the pool. The rules are located outside of the pool by the entry doors and are also located in the pool area. There will be pool monitors this year and the rules will be enforced. If you are breaking any of the rules you will be asked to leave the pool for the day. No one under 16 is allowed in the pool area without an adult.

Last year we had problems with people abusing the pool furniture. Please only use the furniture to sit on. No diving or jumping from the pool furniture into the pool. Please no eating or drinking in or close to the pool. Also, no scooters, bikes, skateboards, rollerblades or roller skates inside the amenity area. Absolutely no animals of any kind. Again this year we welcome the homeowners to utilize the Amenity center area for gatherings. Please make sure that you contact Premier Communities to schedule your event and send in your deposit. All events will be checked on before and after to make sure the rules were followed to ensure the return of your deposit. Please remember to bring your own trash bags and all trash from your event must be taken back to your home. If you have balloons at your event please make sure that they stay away from the pool and we request that silly string not be brought into the amenity area or pool area.

We look forward to a wonderful summer at the pool!

Tiffini Y., Pool/Amenity Center Chair



TRAVIS RANCH PROPERTY OWNERS ASSOCIATION, INC.

Dear Travis Ranch Homeowners,

At the end of 2008 the Board of Directors appointed an Advisory Committee to assist in HOA operations. As your Association manager, I am writing to you today to introduce the members of our committee and to share some of the goals the committee has established for 2009.

Your current advisory committee members and are:

Robert McCommas - Landscape Committee
CJ Malota - Safety Committee
Katie Dewald - Communication Committee
Tiffini Yeates - Pool Committee
Wanda Valentino - Social Committee

The entire committee met with Premier Communities Management Company's representatives. Together with Premier's team the Advisory Committee began work on The Travis Ranch Plan for Success.

The Advisory Committee identified their mission, values, and the areas that they feel need to be addressed, which include crime and parental supervision, vendor accountability, and resolution of issues, all of which directly affect our individual property values. The Advisory Committee will operate cohesively to uphold a strong working relationship to support our community from both a fiduciary and maintenance standpoint.

The goals established for the next 12 months include:

1. Build a partnership between Advisory Committee, Premier and service providers to ensure excellence in community upkeep.
2. Decrease crime and vandalism in the community through parental supervision and accountability.
3. Increase awareness of HOA operations through education and communication.

On behalf of your newly elected Advisory Committee, I would like to thank you for time and continued support of our beautiful community, Travis Ranch. Please look for continued updates which will be included in upcoming newsletters.

Warm Regards,

David Baer
Association Manager – Travis Ranch

Travis Ranch Values
Respect and Accountability · Excellence · Cooperation
3102 Oak Lawn Ave, Suite 202, Dallas, Texas 75219
Phone (214) 871-9700 • Fax (214) 889-9980

Property Inspection Update

Below you will find the violation notices sent during the first quarter of 2009. Property inspection drives will be completed on a weekly basis during the spring and summer. Some of the most common violations this time of the year are landscaping issues. If you have weeds coming up in your property please treat them before it becomes an issue. Ongoing violations are subject to a \$50 per week fine.

Please note Article 12.2.2 Yard Maintenance

Each Owner, at the Owner's expense, must maintain the yards on his Lot at a level, to a standard, and with an appearance that is commensurate with the neighborhood. Specifically, each Owner must:

- a. Maintain an attractive ground cover or lawn on all yards visible from a street.
- b. Edge the street curbs at regular intervals.
- c. Mow the lawns and grounds at regular intervals.
- d. Prevent lawn weeds or grass from exceeding 6 inches in height.
- e. Not plant vegetable gardens that are visible from a street.
- f. Maintain an attractive appearance for shrubs and trees visible from a street.

Violation Categories / Sub-Categories	Count
Driveway - Needs to be Cleaned	2
Driveway - Remove misc. items	1
Exterior of Home - Remove debris	1
Exterior of Home - Remove misc. items	1
Fence - Repair	1
Landscaping - Mow	4
Landscaping - Mow Lot	1
Landscaping - No artificial vegetation	1
Landscaping - Remove Grass/Weeds in Flowerbeds	1
Landscaping - Remove Weeds	21
Landscaping - Unapproved Plantings	1
Lawn Ornaments & Signage - Not Approved	1
Pets - Excessive Noise	2
Repairs - Misc	1
Shed - Not Approved	1
Trash Receptacle/Recycle Bin - Store Out Of View	52
Vehicles - Improperly Parked	1
Vehicles - Not permitted	2
Vehicles - Remove Trailer	2

Total: 97

CLASSIC ELECTRIC LLC

A full service electrical
contractor

We make service calls also!

972.523.0200

or

903.452.3016



www.classicelectrictx.com



*Passionately
Piano*

RACHEL ROBERTS
1022 Grimes Dr, Forney, TX 75126
972.552.1996

Social News

I would like to take this opportunity to invite all that is interested in being part of a Social Committee that plans activities for Travis Ranch to please go to social@travisranchhoa.com. I know when new residents move in and they ask if we have things like a book club, game night, bunko, etc. We want to work on getting things that interest the community. We look forward to hearing from you.

Since our last newsletter we held our Halloween Carnival and Christmas Event. They were both a big success thanks to everyone that helped. We would like to thank MEQ Photography for doing a great job on pictures. I also want to thank the volunteers that made it possible for all their hard work.

Community Events

We have planned the following events for the upcoming months:

- April 3,4, &5th - Community Garage Sale
- April 9th - Annual HOA Meeting at Lewis at 7pm
- April 11th - Annual Easter Egg Hunt at 2pm at Amenity Center
- June - Pool Party

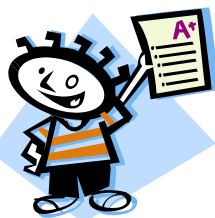
School News

We want to thank all the parents that made our Cookies with Santa and Donuts with Mom a success at Lewis.

We held our 1st Valentine Dance at the school that brought out all ages and we had a lot of fun. We had a DJ that did a terrific job and we even have our principal on film doing the YMCA dance. We have pictures on the Travis Ranch website to see. (travisranchhoa@yahoo.com). We want to thank Pam Hagen for taking pictures at this event.

Upcoming School Events:

Kindergarten Roundup will be held on April 16th to pre enroll any new students for 2009/2010 Kindergarten at Lewis.



Welcome

We would like to welcome all our new residents to Travis Ranch. We have a group of committees (Welcome, Social, Pool, Landscape, Communications, Safety) that are available to you if you have an interest involved in your community and meeting others.

We would also like to have you go to communications@travisranchhoa.com and submit your email address so you will receive communications about the community, events, alerts etc.

LANDSCAPE

It is time to start your to do list to get your yards ready for summer. Here are some ideas:

- dust off your lawn equipment and prime it
- scalp yards and fertilize
- pull weeds
- plant new plants, bulbs, grass etc.
- buy new mulch and start getting ready for a fantastic summer.



Remember we will start looking for our Yard of the Month winners as soon as May. You have a chance to show off your yard plus get a gift card for all your hard work.

We are looking for new members to join our Landscape Committee. If you are interested please contact us at landscape@travisranchhoa.com.

POOL

Remember the Amenity Center will be opening on May 1st. We will have a completely new access entry system this season. We want to remind you that all kids MUST have ADULT supervision under the age of 16 years old.



Safety

I thought it would be a nice idea to put our Block Captains info in our newsletter to let everyone see who is listed for the streets we have. If you do not want to be a Block Captain or would like to add your name please contact us at safety@travisranchhoa.com.

Street	Block Captain
Concan	Seth Gaul
Hockley	Stefani Patrick
Johnson City	Kim Mayo
Shackleford	Melissa Williams
Mt. Olive	Katherine Odom & Robert Morris
Mule Deer	Kristie Hester
Nueces	Warren Burrell & Cindy Morin
Utopia	Tiffani Yeates
Cottontail	Kattie DeWald , Judy Blom, & Cheryl Ragle
Ingram	Wanda Valentino
Kimbro	Chris Gaber
Luckenbach	Valerie Stone
San Antonio	Janet Kent
Spofford	Lyndsey Griffin
Trickham	Marie Wong
Valera & Wesson	Kathi Mendoza

We are still needing contacts for the following streets: Camp Verde, Comfort, Fredonia, Youkum, Talpia, Brazoria, Callahan, Castorville, Grimes, Rio Frio, Rumley, and all of or phase II streets. The people on this list is set up to help notify residents of any info that needs to be passed on to their block in addition to receiving emails. Please help us expand by joining us.

We want to remind you of our community patrols if you are interested in helping by driving around as extra eyes and ears.

TRAVIS RANCH HOA
c/o PREMIER COMMUNITIES MANAGEMENT COMPANY
3102 OAK LAWN AVE, SUITE 202
DALLAS, TX 75219



**PREMIER COMMUNITIES
MANAGEMENT COMPANY**
WWW.PREMIERCOMMUNITIES.NET
TELEPHONE: (214) 871-9700
FAX: (214) 889-9980

Association Managers-
David Baer, (214) 451-5445
david.baer@premiercommunities.net

³
Mandy Martini, (214) 784-5636
mandy.martini@premiercommunities.net

Accounting / Billing questions-
214-389-1377
accounts@premiercommunities.net

Amenities Questions-
amenities@premiercommunities.net

Resale & Refinance Certificates-
214-451-5434 or 214-451-5422
www.premiercommunities.net/resale.html

Newsletters / Websites-
Jamie Crowsey
jamie.crowsey@premiercommunities.net

After hours Emergency number-
214-871-9700 ext. 350

Stuffed Jalapenos

Preheat oven to 350

10 or more Jalapenos
8 oz cream cheese softened
about 1/2 cup cheddar cheese
2 to 3 stripes of bacon

Using gloves wash, slice in half long ways, and deseed jalapenos. In a bowl combine cream cheese and cheddar cheese until well blended. Cut bacon into small pieces (just big enough to sit on top of the jalapenos. Stuff Jalapenos with cheese mixtures and put bacon on top. Cook on a baking sheet for 10 minutes or until bacon is cooked.

Tip of the kitchen

To keep salad fresh and crispy, place a saucer upside down in the bottom of a salad bowl before placing salad in. Excess water will run to bottom of bowl and under saucer keeping your salad crispy and fresh longer.



Banana Split Pie

Deep dish graham cracker crust

1 tub cool whip
1 package cream cheese (8oz) softened
1/2 cup powdered sugar
1 teaspoon vanilla
1 can crushed pineapples
1 tub frozen strawberries (thawed) sliced
2 bananas cut up
maraschino cherries drained & lay on paper towel
nuts (your choice chopped)
chocolate syrup to drizzle on top

Combine cream cheese, powdered sugar, vanilla, and 2 scoops of cool whip, whip until smooth. Put on bottom of pie crust. Layer bananas, strawberries (I don't use the whole thing), and pineapple. Cover with the rest of cool whip, add cherries, nuts, and drizzle with chocolate syrup if desired. Refrigerate 2 to 3 hours.

