

Travis Ranch

2008, WINTER ISSUE

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Pool

As you all know the pool is now closed for the season. I hope you all had a great summer at the pool. Next year there will be changes made on how we will have access to the pool. There will be a new system implemented that will require an access card. There will be pool monitors.

I would like to remind everyone that NOBODY under 16 is allowed in the amenity area or the pool without a parent. Also, the pool furniture is there for people to have a place to sit and lay out, not for jumping off of into the pool. There are no bikes, scooters or skateboards allowed in the amenity area either.

If you would like to hold personal parties at the amenity center please contact Premier to schedule your party and they will inform you of the rules and request your deposit. In order to get your deposit back all parties will be checked before and after to ensure rules were followed.

I hope to see more residents at the pool this coming year! I am hoping to put together events such as: a few hours on Saturdays that teens can come down without parents to swim, stay at home moms to come down with their children and meet and swim. If you have any ideas please email me at pool@travisranchhoa.com.

Have a great winter and see you at the pool in the summer!!

Tiffini

Pool/Amenity Center Chairperson



**Were on the web at
www.travisranchhoa.com**

Safety

We are coming into our Holiday Season and want to ask everyone to remember that it gets dark earlier and to use extra caution when out.

Please take time to be aware of surroundings and watch your speed. Our community has a 30MPH at all times.

Social News

Live Music

I would like to start by saying thank you to the Charlie and The Rebel Roadhouse Band for the great evening of live music Sept. 13th. I hope everyone enjoyed it. We look forward to seeing them again. Please contact us at social@travisranchhoa.com to join our committee.



Halloween Carnival

We had our 3rd annual Halloween Carnival on Oct. 24th and we saw a lot of ghosts and goblins running around. There was something for everyone. We had a costume contest, a pumpkin carving contest, cakewalk, games for the kids, food, a bounce house, the Chick-fil-a cow showed up to get in on the fun. We want to thank everyone that helped with the carnival and donated baked goods and their time. Hope to see you next year.



Christmas Event

We held our annual Christmas Event on Dec. 13th from 2pm – 5pm at the Amenity Center. Santa and Ms. Claus were there and brought a 3 pony carousel, a train ride, a surrey wagon ride for the kids and adults. We also had lots of other things like writing letters to Santa, story time with Ms. Claus, crafts, refreshments, face painting and more.

Thank you to all that came and shared such a wonderful event!



Neighborhood News

SCHOOL

Our school PTO had our first Muffins with Mom where the kids were able to eat breakfast with mom before starting work and school on Sept. 19th. We want to say thank you to all that made this a great success by coming and spending special time with your child. We hope this started a new tradition for us.



We also had Donuts with Dad on Sept. 26th and you never saw so many dads go in late to work so they could get a free donut. We are glad to see the family unity and support you all gave. Thank you dads for showing you care. If any of you need notes for your boss I'm sure Mrs. Baird will supply one.

*The best way to celebrate
the holidays is with family
and friends!*

Upcoming Event!

Feb. 7th - 1st Daddy/ Daughter Dance at
Lewis cafeteria from 6pm - 9pm.

Football



We are excited that our cheerleaders/drill team was invited to have a float in the Forney Homecoming Parade on October 25th. We are very proud of them. Our football games are played at Brown Middle School in Windmill Farms if you would like to show your support.

*Come support your community by joining in on all the fun activities
and events our community has.*

MARQUIS RANCH SELF STORAGE

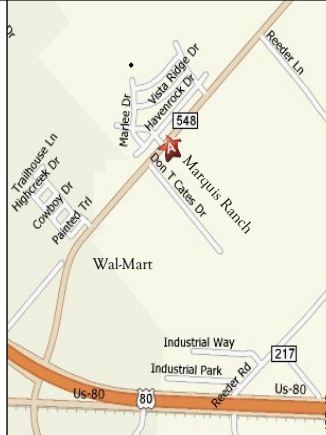
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- ◆ Computerized gate access
- ◆ Deliveries accepted
- ◆ Free use of loading carts
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this ad to
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972-552-2525

Ask about our new Boat/RV Storage in Rockwall

A message from your landscape committee...

Preparing your lawn for Winter

That's right- a buzz cut, Hoorah! Here are some tips to follow:

- Rake, fertilize and cut your lawn short enough to look good at boot camp.
- Rake your leaves
- Fertilize
- Cut your grass short

Related Winterizing Issues

- Turn off your sprinkler
- Drain your sprinkler lines

Thank you to all the homeowners who participated in the Yard of the Month contests.... Remember you still have a chance to win in December.



Yard of the Month Contest

We want to congratulate our September YOM winner Beverly Fridge at 1014 Wesson. Remember a \$50.00 gift card is the prize.

We will have our Holiday YOM contest in December so start thinking of how you will decorate to compete and let's see some great yards. We give \$100.00 for 1st prize and \$75.00 for second in December.

If you see a yard you would like to nominate please contact us at landscape@travisranchhoa.com. We are always looking for people to join our landscape committee.

Holiday Decorations




We will have new decorations for Travis Ranch this year. We hope you enjoy the changes we have made. Please talk to your kids that if they are out in the community at any time to please be respectful of other peoples property and look but do not touch.

Mothers Club

Look for new and exciting meeting with our mothers club including a get to know you luncheon. We would love to et to know all you moms out there, if you would like to join please let us know at communications@travisranchhoa.com.

Want a \$50.00 - \$100.00 gift card? Just win the yard of the month contest.





WGQAKKWL RWFLXSC
TRVATNESERPOFGR
EEIULBJENLVVYIX
LEXYS CJOYSXEWNF
VDELNV SANTARLGC
ENN LORDFTRUBMEE
SIROI LEHDUPBVRT
CERJTXJXXJOSWBR
PRAWACVDWSTPHRA
TNWCRJADDPFLEEI
NQTHONPUFEOSCAN
MIAHCYAQXLOVADY
YVWEEXIAHIRXEHB
ENRQDBIFLNVHPLW
RMWDMBAVQESYOTY


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Christmas Fun

DANCER
DECORATIONS
ELVES
GINGERBREAD
JOLLY
JOY
LOVE
PEACE
PRESENT
REINDEER
ROOFTOP
SANTA
TOYS
TRAIN
VIXEN

Timer: 4:47
Score: 0

START OVER



Cooking for the Holidays

Cheesy Christmas Tree

What you'll need

- 1 pkg. (8 oz.) PHILADELPHIA Cream Cheese
- 1/2 cup pesto
- 1/4 cup chopped red peppers
- 1 stick KRAFT POLLY-O TWIST-UMS String Cheese
- RITZ Crackers

How to make it

CUT block of cream cheese diagonally in half. Arrange both halves, with points together, on serving plate to resemble Christmas-tree shape.

CUT a 2-inch piece from the string cheese. Place at bottom of tree for the trunk. Wrap up remaining cheese; refrigerate until ready to use for snacking or other use.

SPOON pesto over cream cheese; sprinkle with peppers. Serve as a spread with the crackers.



Dear Travis Ranch Residents,

Much has been going on lately in the community. The Board of Directors has appointed an Advisory Committee to assist in the business of the Association. The first meeting was held on October 28, 2008. This leadership group will serve as advisors to the Board of Directors by coordinating with and gathering input from the committees and individual homeowners on issues affecting them and the community as a whole. We are pleased to announce the new Advisory Committee members; Wanda Valentino, CJ Malota, Robert McCommas, Tiffini Yeates, and Katie Dewald.

Advisory meetings are currently scheduled to be held on the fourth Tuesday of January, March, May, July, and September from 6:30 p.m. - 8:00 p.m. Homeowners are welcome to attend the meetings, but must email or call the Association Manager, David Baer, at least 10 days prior to each meeting in order to ensure sufficient space is available. All meeting times, minutes, and agenda packets will be posted on Connect.

Many questions have come up regarding the dues increase for 2009. Please understand that your Board of Directors is looking out for the best interests of the HOA. Over the past few years the HOA has been bordering on financial stability, but we have been unable to establish the reserve fund required for your HOA. In order to cover the increasing expenses of the HOA and begin funding the reserve to protect you in the future this increase was necessary. This is the first increase since the Association was formed in 2005. If you wish to review the approved 2009 Budget it is available for all residents on Premier Connect. Should you need your login information, please let your manager know.

We wish everyone a safe and Happy Holiday!

Sincerely,

David Baer
214-871-9700
David.baer@premiercommunities.net

Violation Information

In effort to provide residents with a general overview of the typical violations notices sent from the Travis Ranch HOA the following list has been compiled for your review. Each quarter we will publish this report for the residents of Travis Ranch. The intention is only to make everyone aware of the common violations throughout the year. This list is from October 1 - December 11, 2008 (print date).

Violation Categories / Sub-Categories	Count
ACC MOD - Addition	1
BasketBall - Store In Approved Area	10
Driveway - Remove misc. items	3
Fence - Clean Stain/ Seal	1
Fence - Repair	2
Landscaping - Clean Borders	1
Landscaping - Missing tree	1
Landscaping - Mow	8
Landscaping - Remove Grass/Weeds in Flowerbeds	25
Landscaping - Remove Weeds	11
Landscaping - Replace damaged tree	1
Landscaping - Replace Tree	26
Landscaping - Trim Shrubs	1
Other - For-Rent Sign	2
Paint - Clean and Paint	2
Pets - Excessive Noise	1
Repairs - Misc	1
Shed - Not Approved	1
Trash Receptacle/Recycle Bin - Store Out Of View	137
Unauthorized Object - Other	1
Vehicles - Improperly Parked	1
Vehicles - Not permitted	1
Vehicles - Remove disabled vehicle	1
Vehicles - Remove Trailer	6
Vehicles - Watercraft	1

Total: 246

GUARDIAN ANGELS

The Guardian Angels is a non-profit community outreach and service organization with a primary focus on public safety. The organization operates throughout America as well as Europe, South Africa, Brazil, Japan, the Philippines, and New Zealand. Curtis Sliwa originally created the organization to combat widespread violence and crime on the New York City subways. The organization trains members to make citizen's arrests if they witness a serious crime occurring.

This attracted both public praise and official criticism. Over the years, the Guardian Angels have sought to improve relations with city officials by working with them and increasing the level of their training to focus on safety and professionalism. By the middle of the 1990's, the Guardian Angels were becoming increasingly accepted by city officials. Then-New York City Mayor Rudolph Giuliani had become the group's most popular supporter. Unfortunately, as controversy, publicity, and novelty faded, the Guardian Angels faced greater challenges attracting new members.

The Guardian Angels have established chapters in Rio De Janeiro and Cape Town, two of the most violence-plagued cities in the world, in Brazil and South Africa respectively. They have also broadened their services to include youth programs, teacher programs, disaster response, an Internet safety program called the CyberAngels, self-defence courses, as well as community outreach addressing issues beyond crime.

The original and main Guardian Angels activity is the Safety Patrol in which members walk the streets or ride transit. They can be identified by their red berets and red jackets or white t-shirts with the Guardian Angels logo of an eye inside a shield with wings. Unlike most other nonprofit services, the Guardian Angels attempt to reach out to the people on the streets who might not otherwise seek assistance or community services. Their goal is to address and help solve community problems on the streets by encouraging other citizens to become more involved. Since they are so visible with their red berets, criminals rarely commit crimes in their presence. The Safety Patrols therefore do not try to spend all their time making arrests but rather try to deter crime and build relations with people. The consistency of activity and professionalism varies from chapter to chapter since the organization does not receive any major funding and there is limited centralized organization. Chapters operate more like franchise networks supporting each other regionally. However, minimum standards of activity and professionalism are required and monitored to remain in operation.

The Guardian Angels is also an equal opportunity organization that encourages diversity. The organization does not discriminate based on age, gender, race, ethnicity, nationality, religion, political view, or sexual orientation. Since, the organization originated on the then-violent subways and streets of New York City, most early members tended to be young, toughened minorities from the ghettos. The organization, however, emphasizes diversity and includes members all over the racial and political spectrum including liberals, socialists, and libertarians.

The Guardian Angels' philosophy of anti-violence, anti-crime, and diversity does bar anyone with a recent or serious criminal record, gang members, or members of racial hate groups. In order to join the Safety Patrol program, members must be at least 16 years old. Younger members are encouraged to participate in youth programs. Safety Patrol members are prohibited from carrying weapons. They are trained in basic first aid, CPR, law, conflict resolution, communication, and basic martial arts. Members are paired up and follow the directions of a Patrol Leader. Members, however, are allowed to do whatever they feel is lawful and necessary in case their lives are endangered or fear serious personal injury.

If you are interested in learning more about the Guardian Angels, please contact the Dallas chapter leader.

Dallas, TX - United States

Chapter Leader: Raphael Arredondo

Phone: 214.734.5052

Email Address: Dallas@GuardianAngels.org



TRAVIS RANCH HOA

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DALLAS, TX 75204

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TELEPHONE: (214) 871-9700

FAX: (214) 871-0355

Association Manager-

David Baer, (214) 451-5445

david.baer@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

Garage Doors & Porch Lights



We have been going on patrol throughout the community and we are coming across a large number of homes that are leaving the garage door open at night. Please remember to close your garage when you go in for the night. We have also noticed that there are a lot of homes that do not have the porch light on. This helps you in cutting down on the chance of break ins and other problems.

Communications

If you have any ideas you want to share or things you think might be of interest please contact us at communications@travisranchhoa.com.

Citizen On Patrol

We are taking applications for anyone that wants to do the 13 week training in Kaufman County. The next class will be in Jan. 2009. Please contact safety@travisranchhoa.com for more info or if you are interested in joining the safety committee.



Photo & www.imagecounts.info

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