



2019

HAPPY NEW YEAR

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BOARD MEMBERS

MESSAGE FROM THE PRESIDENT

Dear Homeowners,

Winter is finally upon us and it appears as though the cooler weather is here to stay. The leaves have given us some brilliant colors to enjoy and have fallen, so let the leaf wrangling begin. Also, as a reminder, remove your hoses and cover your pipes outside, check your roof for loose or damaged shingles and let the water drip from the faucets inside as the temperatures near freezing.

As noted in the last newsletter, we held our annual meeting in November and reelected Jim Macer and Matt Tindall to the HOPPR Board and Paulette Armstrong was appointed to replace Gary Snyder, who retired from the board. I would like to recognize his past efforts while serving as the Treasurer for the board. On behalf of the other neighbors and board members, we say "Thank you" and we will miss you in meetings, but hope to see you at social events and around the neighborhood.

If you are new to the HOPPR community, welcome! We look forward to meeting you at one of the many upcoming functions. One of our wonderful Welcome Committee members should have dropped by to give you some information on the neighborhood that should be helpful and insightful. If you have not already done so, there is a community website called "Nextdoor" that is easy to set up for our neighborhood at www.nextdoor.com. Through this site, neighbors can post bulletins with information and questions and the City of Plano communicates crime watch information. The site also serves as a search tool with

recommendations for service providers within the community.

If you are planning on doing any exterior work on your home, please remember that you must have ACC approval **PRIOR** to beginning any work. This includes roofs, siding, sidewalks and fencing. The form can be found on the redesigned neighborhood website, www.hoppr.org or at www.cmamanagement.com.

There are still several ways for you to become involved in the HOA. We are always on the lookout for community members looking to give back and help out with the different committees, and there are several organized groups within the neighborhood, including a bridge club and book club that meet on a regular basis. If you would like to join one of these committees or groups, or would like to start a new group, please feel free to do so and we would be glad to publish it in the newsletter.

If you have any questions, comments or suggestions, please do not hesitate to reach out at President@hoppr.org and I look forward to meeting you soon at one of the upcoming community events.

Warmest regards,
Matt Frishman
President@hoppr.org



President: Matthew Frishman
president@hoppr.org

Vice President: Matt Tindall
vicepresident@hoppr.org

Treasurer: Jim Macer
treasurer@hoppr.org

Secretary: Brandon Furman
secretary@hoppr.org

Director: Paulette Armstrong
director@hoppr.org

Landscape Chair: Debbie Price
landscape@hoppr.org

Architectural Chair: John Thune
acc@hoppr.org

Good Neighbor Chair: Eli Baron
eb.boatman@gmail.com

Webmaster: Wanda Dunn
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Welcome Chair: Dale McGilvray
welcome@hoppr.org

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Connie Parker, Laura Ahle
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Dan Estep
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WELCOME COMMITTEE



WELCOME NEW RESIDENTS!

If you are new to our neighborhood, please call Dale McGilvray at 972-867-2824 or email her at welcome@hoppr.org. She will be happy to supply you with information about Plano, as well as a directory for the Highlands of Plano Preston Ridge neighborhood along with the latest *Highlander* newsletter.



A WARM "WELCOME" TO OUR NEWEST NEIGHBORS!

Please add the following names to the directory:

Brian Genden
4557 Meadow Ridge

Amy Hanneman
3105 Preston Meadow

Zach & Amanda Meyer
4425 Briar Hollow



Please delete the following names from the "listing by last name":

Bill & Doris Wheatley
4557 Meadow Ridge

V.S. & Vanitha Narayanan
3105 Preston Meadow

Li Shao
4425 Briar Hollow



Dale McGilvray
Welcome Committee Chair
welcome@hoppr.org

BOARD MEETINGS



NEXT MEETING

WED. JAN. 16

AT 7:00 PM

CMA OFFICE
1800 PRESTON PARK
BLVD. SUITE 101
PLANO, TX



HOA ANNUAL

ASSESSMENT FOR

2019

DUE
JANUARY 1



NEED A BABYSITTER OR A PETSITTER?

Need a babysitter?

Contact: newsletter@hoppr.org



Need a petsitter?

Contact: newsletter@hoppr.org



From Highlands of Plano Preston Ridge HOA adds names to this list on request and the list is only available to residents. Highlands of Plano Preston Ridge HOA reserves the right to modify or refuse listings for any reason. (Inclusion on this list is not an endorsement).

(Information is supplied at request of resident and is not an endorsement by the HOA or Board of Directors)



LANDSCAPE (PART 1)

Happy New Year to all. I hope everyone had a wonderful holiday season. I was blessed to be with family and friends and had a terrific time making memories. It looks like January and February might be cold and wet so remember to monitor your sprinklers so we don't create unwanted ice rinks. Here are a few tips for winter care of your lawn and also some new options of grass for those bare spots.

For those of you that missed the annual meeting, the board as approved some improvements to the entrance at Parker and Browning and Parker and Preston Ridge and the greenbelt on Sun Valley. There are a few other things that need to be done, but we might do those improvements with homeowner volunteers. This is something we did in the past and it was a great way to meet new people and save thousands of dollars. More details will come in the next newsletter. If you are interested in being a part of this fun group, feel free to email me. I would love to bring the Yard of the Month program back, but I would need someone to head the program. Or if you would like to be a part of the committee, that would be wonderful too. In the past, the program ran from April to September. The recipient was awarded a \$25 gift card from Calloways Nursery. Please contact me if you are interested in helping get this program started again.

Below are some great tips to keep your lawn looking awesome and lowering your maintenance. You should have already done #1 and #2... So don't miss #3. It's Soooo important!

1. APPLY FERTILIZER IN THE LATE FALL

A good layer of **fertilizer** will help replace any nutrients lost during the summer. Apply fertilizer before the first freeze to ensure that the nutrients get taken in by the lawn as soon as possible.

Some fertilizers release nutrients all **winter** long. These fertilizers have a **time release formula**. Laying time release fertilizer before the first freeze will ensure that your lawn gets nutrients during even the coldest months. When spring comes, you should have a lush and green lawn.

2. ADJUST MOWER BLADES PER THE TIME OF THE YEAR

Adjusting the blades on your mower is a good tactic to prepare for winter. Most people stop mowing their lawns during the **fall**. Do not keep mowing your grass after it has stopped growing for the year. Continued mowing could damage the grass and strip out the roots, leaving you with bald spots on your lawn.

When you mow during the later part of the summer, lower your mower blade to leave the grass nice and short. The shorter grass strengthens the overall quality of your lawn by forcing newer growth to occur. **Longer blades of grass are also at risk for brisk winter winds, which sap moisture from the soil beneath.**

Be gradual about this approach. If you have kept your grass long through the year, then chopped off a generous portion, the weakened grass blades could make your lawn brittle. Gradually lowering the mower blade allows the lawn to adjust and grow thick and hearty grass.

3. RAKE YOUR LEAVES

Leaving leaves in their place can seem like a great way to enhance the soil and give it rich nutrients. In fact, dead leaves can catch excess moisture and leave wet spots on the lawn. When this happens, moss, mold, and other destructive plant life can wreck your grass.

Gather all of your leaves from your lawn and get rid of them. If you want to ensure nutrient-rich soil, create a compost pile using the raked leaves as the start. That way, you can control how the leaves get dispersed over the lawn as fertilizer.

4. SWEEP FOR ANY OBJECTS IN YOUR LAWN

If a large object remains in your lawn in the same place from December to March, it could leave a dead spot in your grass. Instead of letting the object sit there, gather it and any other standing materials from your lawn. This includes children's toys, lawn care tools, summer lawn decorations, and more.

If possible, use any collected organic detritus from your lawn and contribute it to your compost pile along with the dead

leaves. Sticks and other organic debris will help make the compost that much more rich.

5. KEEP YOUR DRIVEWAY and walkways CLEAR OF ICE

How does this relate to your lawn? If your driveway or walkway is slick, any visitors or loved ones that come to your home could be inclined to walk across the lawn. Foot traffic on the lawn can break blades of grass in half, raising the possibility of exposed roots. With exposed roots comes dingy looking grass in the spring.

Just because your lawn is not growing does not mean that people can walk across it. Take precautions and section the lawn off to make sure it remains untouched.

6. MAKE SURE YOUR SOIL HAS MOISTURE

Soil can lose nutrients if it becomes too dry and brittle. While the grass does not take in moisture as it does in the spring and summer, your soil still needs water.

Make sure the soil has a fine layer of moisture added to it periodically. Use a moisture meter in your lawn to gauge the water levels. If the soil is registering as particularly dry, use a hose to apply a generous amount of water to the entire layer of dirt.

Debbie's tips are continued on the page 5!!!



Debbie Price

Landscape Chairman
landscape@hoppr.org

Neighborhood Book Club Report



The Neighborhood Book Club met at the home of Nancy Gibbs on November 13th to discuss our selection, "Before We were Yours" by Lisa Wingate. Nancy did an excellent job of facilitating our review of the book. She helped steer the dialogue with questions about factual aspects of the book and how this could have taken place in our society at this time. All the readers agreed it was an emotional story and at times difficult to continue reading. As often occurs with our choices everyone is usually pleased they completed the book.

Our next meeting will be January 8th from 2:00 -3:30 at the home of Nechama Baron 2808 Oates Dr. The book selected for the meeting is "Ragged Company" by Richard Wagamese. The following is a synopsis of the book.

Four chronically homeless people—Amelia One Sky, Timber, Double Dick and Digger—seek refuge in a warm movie theatre when a severe Arctic Front descends on the city. During what is supposed to be a one-time event, this temporary refuge transfixes them. They fall in love with this new world, and once the weather clears, continue their trips to the cinema. On one of these outings they meet Granite, a jaded and lonely journalist who has turned his back on writing “the same story over and over again” in favor of the escapist qualities of film, and an unlikely friendship is struck.

A found cigarette package (contents: some unsmoked cigarettes, three \$20 bills, and a lottery ticket) changes the fortune of this struggling set. The ragged company discovers they have won

\$13.5 million, but none of them can claim the money for lack proper identification. Enlisting the help of Granite, their lives, and fortunes, become forever changed.

Ragged Company is a journey into both the future and the past. Richard Wagamese deftly explores the nature of the comforts these friends find in their ideas of “home,” as he reconnects them to their histories.

Enjoy this very special season and see you in January.

Barbara



Barbara Rice
Book Club
Coordinator

HOPPR Directory

The homeowners directory will be updated and reissued in April 2019. If you have any changes to the current directory, please email Jim Rice at jrtx99yahoo.com.

Next Meeting

Tuesday, January 8

Time: 2 - 3:30 p.m.

Nechama Baron

2808 Oates Dr.

Ragged Company
by Richard Wagamese



Do you have a
contribution for the
HOPPR
newsletter?

Submit articles, letters
and suggestions to the
editor at
newsletter@hoppr.org
by February 20 for
publication in the
March/April issue.



LANDSCAPE (PART 2)

Raise the roof! As the saying goes, “There’s a new Sheriff in town”, for us it’s “There’s a new Grass in town”...**ZOYSIA**. Really it’s been around for a few years, but just recently is taking on a new popularity. There are three kinds of Zoysia grass and they have great benefits. They grow well in the shade so it will help with the bare spots from your mature trees, it’s drought tolerant and disease resistant. Here is a breakdown of the three varieties.

PALISADES ZOYSIA

Palisades Zoysia, the most popular Zoysia-grass in Central **Texas**, is a dark green, medium-coarse textured lawn grass. In addition to being low maintenance, Palisades is best known for its tolerance to low light conditions, low water use, and its rapid recuperative ability.

CAVALIER ZOYSIA

Cavalier is fine-Blade Zoysia grass that grows a thick lush lawn. It’s dense growth pattern allows it to choke out weeds and provides a more uniform appearance than most other varieties. Cavalier demonstrates good shade tolerance and is able to resist many insects and diseases. It’s ability to thrive in varying conditions ranging from Southern Illinois down to the gulf coast makes it an excellent choice for lawns throughout the area. Cavalier is identified as the “future “grass of choice for fairways in the cold weather/warm weather transitions zone by many golf course architects.

ZEON ZOYSIA

****Grass used in the 2016 Olympic Games Golf Tournament in Rio!**** Zeon is a new variety that is similar to Emerald in appearance, with a fine-bladed leaf texture. Zeon is shade-tolerant, but unlike Emerald, does not have a prickly feel. Its Soft, “barefoot feel”, shade and drought tolerance led Zeon Zoysia to become the grass of choice for the golf course that hosted the 2016 Olympics in Rio!

PERFORMANCE OF ZOYSIA:

Mowing Height- .05 – 1.5 in.	Drought Tolerance- Moderate	Cold Tolerance- Moderate
Fall Color Retentions- High	Injury Recovery- Moderate	Shade Tolerance- High
Wear Resistance- Exceptional	Weed Resistance- High	Spring Green Up- High

CRIME REPORTS

Crime reports for our neighborhood for the past 3 months

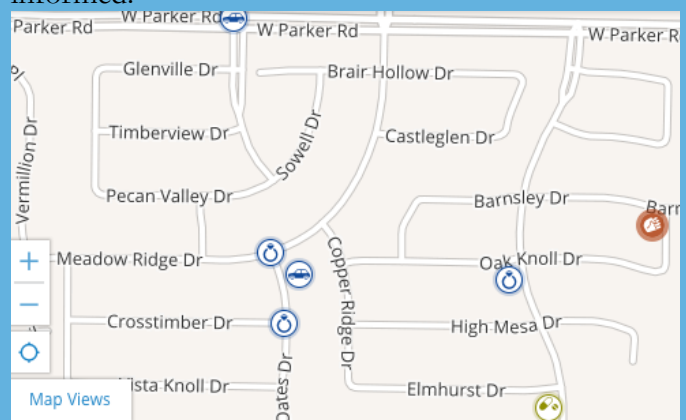
Check out Plano specific reports at: <https://www.plano.gov/Archive.aspx?AMID=65>

There have been 4 thefts/burglaries, 1 narcotics incident, and 1 assault in our neighborhood in the past 3 months.

To see all crime reports, check out [https://www.crimereports.com/map/index/?search= Plano TX](https://www.crimereports.com/map/index/?search=PlanoTX)

We encourage each of you to check out these sites to stay informed.

- Oct. 1 around 6 pm: Simple Assault; Barnsley
- Nov. 9 around 4 pm: Theft over \$200; Crosstimber
- Nov. 28 around 1 pm: Theft under \$50; Meadow Ridge
- Nov. 29 around 9 am: Burglary:
Mt Vehicle \$50-\$200 Oates
- Dec. 5 around 11 pm: Narcotics Elmhurst
- Dec. 12 around 4 pm: Shoplifting under \$50: Oak Knoll





ARCHITECTURAL CONTROL COMMITTEE (ACC)



Spring is just around the corner!

Remember...Exterior changes for your winter and spring projects, should be submitted to the Architectural Committee for review.

When submitting an ACC request for staining a fence, painting your home exterior, or any other project with a color change, please provide a color sample with your request or the website where the color can be viewed. This will help expedite approval of your project.

Also, although the ACC normally responds very quickly, you should allow a minimum of 10 days from the time you submit a completed ACC request form before commencing work.

A complete set of the neighborhood's Declaration of Covenants and Restrictions as well as the required ACC Application Form are available on our website at <http://hoppr.org/forms-documents/>, or you can contact our CMA Property Manager, Dan Estep, at 972-943-2856.

A great big Thank You to Dale Stolz who has served on the ACC for the past several years, as he steps down from the ACC. He has been a huge help in working through all the requests, especially after the hail storm several years ago. Thank you Dale. We appreciate your help.

We are also welcoming Lee Henderson to the committee. Lee has volunteered to take Dale's place on the committee. Thank you Lee.

If you have any questions regarding the Covenants and Restrictions, or questions about your planned improvements, you can contact John Thune, Architectural Control Committee Chairman, at 214-437-9753 or john.p.thune@gmail.com.

John Thune



John Thune
ACC Chairperson

BRIDGE CLUBS

Men's Bridge

The **Men's Bridge Club** plays social bridge on the third Tuesday of every month. They begin at 7:00 p.m. and play until about 10:00.

Dave Scott was first and **Scott Henderson** was second in November.

Bruce Barlow was first and **Bob Woodchek** was second in December.

If you are interested in joining, please contact Keith Hansen at 972-596-7429 for more information.

Ladies' Bridge

The **Ladies' Bridge Club** meets the 3rd Tuesday of each month at 7:00 pm. Again this is a purely social club -- not cut throat, just fun party bridge.

Othello Marsh was first and **Marcia Hansen** was second in November

Janet McCrum was first and **Othella Marsh** was second in December.

For more information regarding ladies' bridge, contact Marcia Hansen at 972-596-7429.

