

JULY/AUGUST 2019

## HIGHLANDS OF PLANO PRESTON RIDGE

# *The Highlander*

[WWW.HOPPR.ORG](http://WWW.HOPPR.ORG)



**BOARD MEMBERS**

### MESSAGE FROM THE PRESIDENT

Dear Homeowners,

Well, I think it is safe to say that summer is catching up to us, so remember to be safe when outdoors. I hope everyone had a chance to get out and enjoy the spring-like weather with your friends and neighbors before it got too hot.

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. 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](http://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.

Please remember that you must have ACC approval prior to beginning any work on your exteriors. The form can be found on the neighborhood website, [www.hoppr.org](http://www.hoppr.org) or at [www.cmamanagement.com](http://www.cmamanagement.com).

As a reminder, 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 groups, or would like to start up a group, please feel free to do so and we

would be glad to publish it in the newsletter.

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. To that end, the neighborhood is still in need of a social chair and neighborhood watch captain following the retirement of our past chairs. Much of the groundwork to take on their duties / responsibilities has been done, we just need someone to step up and take on the chair position to help organize / finalize the details. If you think you and your friends can be social butterflies, we can have multiple people that take on 1 activity each throughout the year; we just like to offer social activities to our neighbors, and need someone to help spearhead them. If you think you can help, please email me directly at [president@hoppr.org](mailto:president@hoppr.org)

If you have any questions, comments or suggestions, please do not hesitate to reach out at [president@hoppr.org](mailto:president@hoppr.org).

Warmest (no pun intended) regards,

Matt Frishman

[President@hoppr.org](mailto:President@hoppr.org)



**President: Matthew Frishman**  
[president@hoppr.org](mailto:president@hoppr.org)

**Vice President: Matt Tindall**  
[vicepresident@hoppr.org](mailto:vicepresident@hoppr.org)

**Treasurer: Jim Macer**  
[treasurer@hoppr.org](mailto:treasurer@hoppr.org)

**Secretary: Brandon Furman**  
[secretary@hoppr.org](mailto:secretary@hoppr.org)

**Director: Paulette Armstrong**  
[director@hoppr.org](mailto:director@hoppr.org)

**Landscape Chair: Debbie Price**  
[landscape@hoppr.org](mailto:landscape@hoppr.org)

**Architectural Chair: John Thune**  
[acc@hoppr.org](mailto:acc@hoppr.org)

**Good Neighbor Chair: Eli Baron**  
[eb.boatman@gmail.com](mailto:eb.boatman@gmail.com)

**Webmaster: Wanda Dunn**  
[website@hoppr.org](mailto:website@hoppr.org)

**Welcome Chair: Dale McGilvray**  
[welcome@hoppr.org](mailto:welcome@hoppr.org)

**Newsletter Editors**  
Connie Parker, Laura Ahle  
[newsletter@hoppr.org](mailto:newsletter@hoppr.org)

**CMA Community Management**  
Dan Estep  
[destep@cmamanagement.com](mailto:destep@cmamanagement.com)  
972-943-2856

# 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](mailto: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.



**Dale McGilvray**  
Welcome Committee Chair  
[welcome@hoppr.org](mailto:welcome@hoppr.org)



## A WARM "WELCOME" TO OUR NEWEST NEIGHBORS!

Please add the following names to the directory:

Ben & Anna Cook  
3201 Preston Meadow

Wilkes, Debbie & David Hill  
4436 Elmhurst

Harrison & Linda Calhoun  
4548 Crosstimber Drive

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

Bob and Joyce Gant  
3201 Preston Meadow

Pulikotil & Ammina Jacob  
2909 Copper Ridge

Todd & Othello Marsh  
4548 Crosstimber

Don Soard  
4436 Elmhurst

## BOARD MEETINGS

### NEXT MEETING:

WED. AUG. 14

AT 7:00 PM

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

### OTHER MEETINGS:

WED. OCT. 16

@ 7:00 PM

@ CMA OFFICE

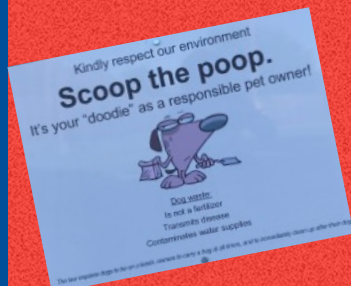
### ANNUAL MEETING

MON. NOV. 11 @7  
CHRIST UNITED  
METHODIST CHURCH

## A gentle reminder for dog owners ...

# PLEASE: Scoop the poop!

- Dog waste:
- Is not a fertilizer
- Transmits disease
- Contaminates water supplies



The law requires dogs to be on a leash, owner to carry a bag at all times, and to immediately clean up after their dog.



# LANDSCAPE



I would like to wish everyone a Happy and Safe 4<sup>th</sup> of July. May and June have left everything lush and green. It will be interesting to see if the Texas heat will return in July and August. Hopefully, we will continue to get rain in these typically hot months. Below are some tips for helping your lawn stay healthy and weed free during these trying months.

## Water

Like fertilizers, grass species also require different amounts of water. Making a recommendation on water is difficult because it varies so much with location, grass species and ever-changing environmental conditions.

Many experts recommend homeowners refrain from watering until grass shows initial signs of stress – such as reduced bounce-back. When you walk on your lawn and the leaves don't immediately bounce back and your steps leave an indentation – it's time to water. Typically, watering one to two times a week for a total of 1-2" of water when conditions are dry is plenty. Moisture- or rain-sensing technology is a good way to avoid overwatering.

Remember to monitor **Plano's water restrictions and watering schedule**. Please be mindful with your sprinkler systems and check for leaks or faulty sprinkler heads and using water unnecessarily.

## Weeds

The best way to fight weeds is by promoting warm-season grasses. Creating ideal conditions for specific warm-season grass varieties includes fertilizing and watering appropriately.

The time for pre-emergents has passed, but we can do other things

to help create ideal conditions for turfgrasses. Turfgrasses can more easily outcompete weeds for resources if you have a healthy, dense turf.

Grass health will also depend on other conditions such as whether it is a high- or low-traffic area, the amount of shade or sun it receives, and mowing height. Post-emergent herbicides, such as 2,4-D, work well against broadleaf weeds such as dandelions without hurting most turfgrass varieties, but they aren't effective against clover and grassy weeds. Weed identification is very important when it comes to determining what the treatment options are. Take the weed with you to the Nursery so you get the right treatment.

If you have Dallas Grass, it will need to be dug up or killed with weed killer. This a very tenacious weed that spreads quickly so it needs to be addressed right away.

## Mowing

Mowing is the best cultural practice we have for controlling weeds and increasing the density of our lawns. Grass species will play the most significant factor in mowing height, and conditions such as rain and sun will direct frequency of cutting.

Never take more than one-third of the plant's mature height throughout the season. The amount of shade or sun will also factor into how high the grass should be cut. The height should be raised about 50 percent for areas that are shady most of the time. The amount of foot traffic will also direct mower height.

Come summer, when the roots need a little more shade, kick it up to 2" – 3" (about 4 or 5 on your mower height setting). Once that turf gets long and starts to open up,

weed seeds get in and compete for root space. If it goes too long, those weeds will seed, and your little weed problem will become a huge mess.

## Fertilize right

With fertilization, less is often more. Any nitrogen not used by your turf gets sent to your weeds and fungus. The newest turf study recommendations say a 2-1-0 ratio is plenty for St. Augustine. Most commonly, you will find a 4-1-2 or 5-1-2 ratio is easiest to find. Check the numbers on the back of the bag. If the nitrogen is 19, the phosphorous is 5, and the potassium is 9, that is basically a 4-1-2 ratio. If the bag is rated for 1000 sq. ft., using it at half rate (covering 2000 sq. ft.) will give you a spread at 10-2.5-5, more than plenty to feed your lawn. For fertilizers, I recommend Milorganite or Ladybug. Both offer great organic fertilizer that your lawn will love.



Debbie

**Debbie Price**  
Landscape Chairman  
[landscape@hoppr.org](mailto:landscape@hoppr.org)





# Neighborhood Book Club Report



The Neighborhood Book Club met at the home of Paulette Armstrong on May 14th to discuss our selection "Beneath a Scarlet Sky" by Mark T. Sullivan. Paulette did an wonderful job of facilitating our meeting with questions about the story that created a great deal of participation from the group. It was a significant history lesson about the Nazi occupation of Northern Italy and the true story of a young man who in spite of being perceived as the enemy did much to assist the allies in overcoming the Germans.

Our next meeting will be held on July 9th at the home of Barbara Rice, 4433 High Mesa Dr from 2-3:30 PM. The book for discussion will be "Becoming Mrs. Lewis" by Patti Callahan. Below is a synopsis of the book.

**In a most improbable friendship, she found love. In a world where women were silenced, she found her voice.**

From *New York Times* bestselling author Patti Callahan comes an exquisite novel of Joy Davidman, the woman C. S. Lewis called "my whole world." When poet and writer Joy Davidman began writing letters to C. S. Lewis—known as Jack—she was looking for spiritual answers, not love. Love, after all, wasn't holding together her crumbling marriage. Everything about New Yorker Joy seemed ill-matched for an Oxford don and the beloved writer of Narnia, yet their minds bonded over their letters.

Embarking on the adventure of her life, Joy traveled from America to England and back again, facing heartbreak and poverty, discovering friendship and faith, and against all odds, finding a love that even the threat of death couldn't destroy.

In this masterful exploration of one of the greatest love stories of modern times, we meet a brilliant writer, a fiercely independent mother, and a passionate woman who changed the life of this respected author and inspired books that still enchant us and change us. Joy lived at a time when women weren't meant to have a voice—and yet her love for Jack gave them both voices they didn't know they had.

At once a fascinating historical novel and a glimpse into a writer's life, *Becoming Mrs. Lewis* is above all a love story—a love of literature and ideas and a love between a husband and wife that, in the end, was not impossible at all.

See you all in July.

Barbara



Barbara Rice

Book Club Coordinator

## Next Meeting

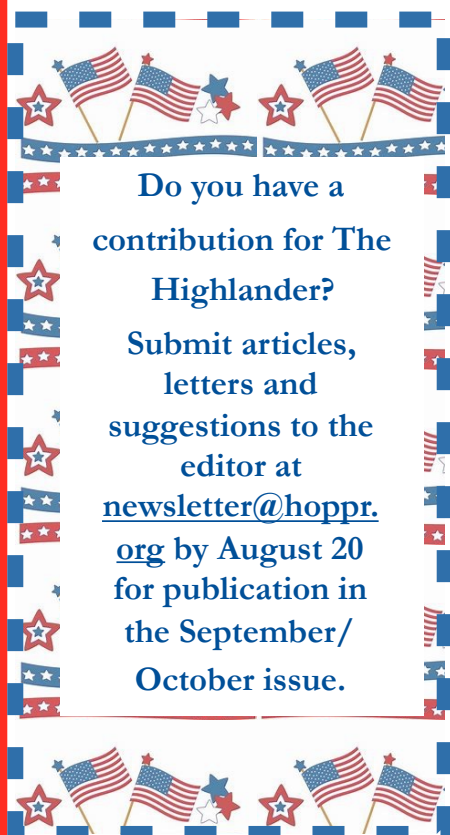
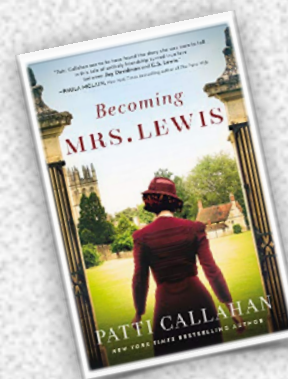
Tuesday, July 9

Time: 2 - 3:30 p.m.

**Barbara Rice**

4430 High Mesa Dr.

**Becoming Mrs. Lewis**  
by Patti Callahan



Do you have a contribution for The Highlander? Submit articles, letters and suggestions to the editor at [newsletter@hoppr.org](mailto:newsletter@hoppr.org) by August 20 for publication in the September/October issue.



## NEED A BABYSITTER OR A PETSITTER?

### Need a babysitter?

Contact: [newsletter@hoppr.org](mailto: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).*



### Need a petsitter?

Contact: [newsletter@hoppr.org](mailto:newsletter@hoppr.org)

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



## 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>

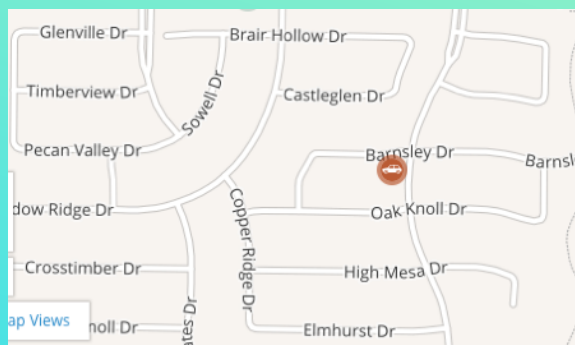
There has been 1 burglary of a motor vehicle in our neighborhood in the past 3 months.

To see all crime reports, check out <https://www.crimereports.com/map/index/?search=PlanoTX>

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

March 15 around 1 pm:

Burglary of Motor Vehicle - \$50 - \$200





## ARCHITECTURAL CONTROL COMMITTEE (ACC)



Summer projects are under way!

Remember...Exterior changes for your property, should be submitted for review to the Architectural Committee.

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.

If you have changes to your hardscape, such as sidewalks, driveways, retaining walls and fences, these should also be submitted for review.

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.

If you have any questions regarding the Deeds 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](mailto:john.p.thune@gmail.com).

*John Thune*



John Thune  
ACC Chairperson  
214-437-9753



## 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.

**Gary Brown** was first and **Todd Marsh** was second in May.

**June results will be published in the September newsletter.**

*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.

**Nancy Griffith** was first and **Othella Marsh** was second in May.

**June results will be published in the September newsletter.**

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

