

MARCH/APRIL 2020



HIGHLANDS OF PLANO PRESTON RIDGE

The Highlander

WWW.HOPPR.ORG



BOARD MEMBERS

MESSAGE FROM THE PRESIDENT

Dear Homeowners,

I hope everyone is having a wonderful start to 2020. What is the saying, "April showers bring May flowers"...but we all know that Texas weather does its own thing, so I guess we will see how much rain we continue to get...and we all know that it won't be long before the sun is out and the Texas summer heat is upon us. We can only hope that spring will maintain moderate temperatures and bring rain as well as wonderful colors from the plants and trees as they awaken from their slumber.

If you are new to the HOPPR community, let me say "welcome"! We look forward to meeting you at one of the upcoming neighborhood functions. 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, the City of Plano communicates crime watch information and provides a search tool and recommendations for service providers within the community.

We still have an opening for the Social Committee Chair position that was vacated in 2018. I would like to say "Thank you" again to those neighbors that stepped up and took on a single event this past year. Those include Kristen Tindall (Chili Cook Off), John Horan (Katy Trail Happy Hour) and Judy Pilotte (Holiday Luncheon); we know that everyone that attended had fun and we hope you are willing to help organize again in 2020. That being said, if someone would like to take on one of our other events, like our Spring

Neighborhood event, Summer Neighborhood event, or add an additional Happy Hour, we have lots of ideas / contacts, we just need someone to help steer the ship, so to speak. Please reach out to me directly at President@Hoppr.org so we can coordinate.

With nicer weather brings the chance to get outside and make repairs / clean things up on the house. Here is your reminder, if you have exterior work (in front or in back of your house) scheduled for this year, please remember to get ACC approval **PRIOR** to beginning any work. The form can be found on the neighborhood website, www.hoppr.org or at the CMA website.

For those interested there are several organized groups within the neighborhood, including 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 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. Many of the committee chairs and board members attend social functions, so it would be a good time to chat about joining and becoming part of the HOPPR community.

If you have any questions, comments or suggestions, please do not hesitate to reach out at president@hoppr.org.

Warmest regards, Matt Frishman

President: Matthew Frishman
president@hoppr.org

Vice President: Matt Tindall
vicepresident@hoppr.org

Treasurer: Paulette Armstrong
treasurer@hoppr.org

Secretary: Brandon Furman
secretary@hoppr.org

Director: Lee Henderson
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: Whitney Magnuson
website@hoppr.org

Welcome Chair: Dale McGilvray
welcomed@hoppr.org

Newsletter Editors
Connie Parker, Laura Ahle
newsletter@hoppr.org

CMA Community Management
Jessica Guevara
jguevara@cmamanagement.com



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.

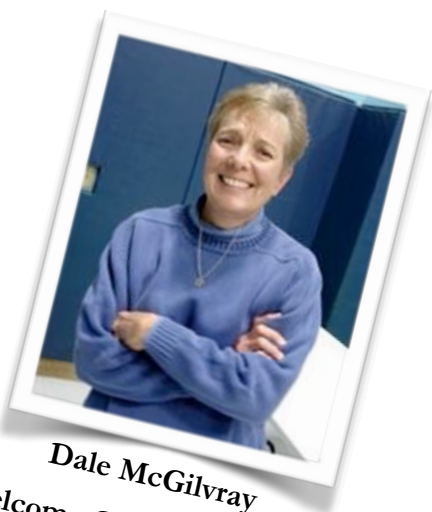


BOARD MEETINGS

NEXT BOARD MEETING

**WEDNESDAY,
MARCH 18
AT 6 PM**

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



Dale McGilvray
Welcome Committee Chair
welcome@hoppr.org

A WARM "WELCOME" TO OUR NEWEST NEIGHBORS!

Please add the following names to the directory:

Russ & Kim (KP) Phemister
2816 Browning

Mike & Susan Redding
4421 Elmhurst

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

Julie Hart
2816 Browning

Phillip & Susan Harris
4421 Elmhurst

Directory Correction

Please make the following correction in both sections of your directory.

Gary & Paulette Pillers
4421 Briar Hollow





LANDSCAPE



SPRING LAWN CARE IN PLANO

With temperatures on the rise, and the days slowly but surely getting longer, it is clear that spring is coming up quickly! We all know spring is an active time in the garden, but it is also an important time to give attention to our lawns. There are several tasks to perform this time of year to help our lawns transform into the lush, green oases we all want. Oh, and word to the wise – no matter how many commercials you hear this spring, **Weed and Feed Products are NOT Ideal in North Texas!** The timing is almost always off for one or two components (more on that later). The first step to a great lawn is an honest evaluation of what you have. Also, all the weather forecasters are predicting a late spring this year. We shall see.

Questions to Ask

- What type of grass do I have?
- Is it a full, healthy looking lawn?
- Is my lawn overrun with weeds?
- Do I have patches that look diseased?
- How much water should I give my lawn?

Getting the answers to your evaluation will go a long way towards growing healthy, green grass, so let's address each question one by one.

The Grass is Always Greener ...or Is It?

If you are unsure of the type of grass you have, place some cuttings in a Ziploc bag and bring them to your closest garden center. Experts there should quickly identify your grass type. The most common warm-season grasses in our area are St. Augustine, Bermuda, and to a

lesser degree, Zosia. Knowing what you have is an important step as it will help dictate the types of products to use.

Understanding the general health of your current lawn is also important. If it looks spotty or displays a poor color, chances are you need to fertilize more regularly. However, if your lawn is lush and green, and your soil is healthy, you might not need to fertilize at all. In general, most Texas lawns require a fertilizer that is composed mostly of nitrogen. Nitrogen is the first of the three numbers that will appear on a fertilizer bag – the others being phosphorous and potassium. Too much phosphorous in the soil can lead to problems, so look for a product that has a high first number and a low second and third number. Many garden centers and hardware stores sell formulations labeled specifically for Texas lawns, which you should try to use. Each product is a little different, so follow the directions on the bag to determine how much fertilizer to apply.

Some organic gardeners like to apply a top dressing of compost about a quarter of an inch thick rather than use a typical fertilizer. Applying a compost is a fine idea as long as it is done early in spring – a late application can burn the lawn. For best results when choosing a fertilizer for your lawn, conduct a soil test.

Knowing when to Fertilize

In general, fertilize twice a year – once in spring and again in fall. Timing of the spring application will vary by year due to our erratic weather. Spring fertilizer should not be applied until the grass is actively growing. I recommend waiting until the lawn is at least 50% green before fertilizing. If fertilizer is put down

before the grass is actively growing, it is going to waste!



Getting weeds under control leads to a healthy lawn. Use pre-emergent herbicides to kill the seeds that current weeds are producing. Most lawn weeds are annuals, which means they grow one season, produce seeds, and die. If you stop the weed seeds from spouting, then you eliminate the weeds! Similar to fertilizers, apply herbicides spring and fall; however, they require a different application schedule than fertilizers. If it's the right time for one, it's probably not the right time for the other, which is why weed and feeds are not ideal.

In general, apply spring pre-emergent products mid-to-late February or early March. If you want to keep organic, the best pre-emergent product is corn gluten and has shown to be effective in Texas. Make sure the one you choose is labeled for the type of grass you have. Once you have applied your pre-emergent, water it in as soon as possible, which assures it is effective and actually helps prevent it from washing away. If weeds are not a problem in your yard, you probably don't need a treatment, but you can always start treating as soon as you notice them.

Continued on Next Page



LANDSCAPE



If you have St. Augustine grass, you could potentially struggle with brown patch disease, which is caused by the *Rhizoctonia* fungus. Brown patch creates brown circular-shaped lesions in your grass. Typically, they start forming in the spring and persist into summer. Left untreated, brown patch can spread throughout the yard. Use a fungicide labeled for brown patch disease to treat this common problem. Warning: brown patch usually needs to be treated multiple times before it can be controlled.

Bugs Damage Many a Lone Star Lawn



First on the list of usual suspects are grub worms. Grub worms are a white, fleshy larvae that live in the ground until emerging as a beetle. They leave large brown patches in the lawn that often get confused with brown patch. No matter what type of lawn you have, grub worms can be a problem. It is easy to diagnose them as you simply dig into the affected area and if you have more than a handful, they are likely your culprit. If the problem gets too bad, i.e., your lawn displays several larva-infested brown patches, you might need to treat it. Look for a granular grub killer. It is recommended to treat the entire lawn and not only the affected area. Next on the hit list are chinch bugs. These little

critters love the heat. They typically attack lawns at the edges first, often near a side walk. Chinch bugs are treated with an insecticide spray.

Watering your lawn on a proper schedule is probably the single most important aspect of Texas lawn care. Most lawns in the area require one inch of water a week. Here is a tip for figuring out how much water your lawn is actually getting when you water:

ON YOUR NEXT WATERING DAY, PLACE OPEN CANS AROUND YOUR YARD (an old bean can works fine). WATER YOUR LAWN AS YOU NORMALLY WOULD, AND WHEN YOU ARE FINISHED, SIMPLY MEASURE HOW MUCH WATER IS IN EACH CAN. NOT ONLY WILL YOU DETERMINE HOW MUCH WATER YOU ARE GIVING YOUR LAWN, BUT YOU CAN ALSO TELL IF SOME AREAS ARE RECEIVING MORE WATER THAN OTHERS.

I believe it is better to split up the one inch of water that is needed into two weekly applications. In other words, apply a half-inch of water twice a week to your yard.

I know this is quite a bit of information at once, but don't let it overwhelm you. Getting your lawn on a good watering schedule, knowing when to fertilize and being aware of what problems could arise, and simply knowing how to handle them will get your lawn lush and green in no time. That's all I have for now.

With that being said, this will be my last article as I'm stepping down from being the landscape

chair. It's been so much fun and I've learned so much over the past decade plus. I want to encourage one of my wonderful neighbors to step up and chair this rewarding position.

Wishing all the residents of Highlands of Plano Preston Ridge a wonderful, happy, healthy and prosperous 2020.

Debbie Price
Landscaping
Chairman



*Thank You,
Debbie, for
your many
years of
excellent
contributions
to our
Neighborhood!!*



Neighborhood Book Club Report

The Neighborhood Book Club selection for the March meeting is:

The Book Woman of Troublesome Creek

by Kim Michele Richardson

Author Biography:

Kim was born in Kentucky and resides part-time in Western North Carolina. Her work includes *Liar's Bench*, *GodPretty in the Tobacco Field* and *The Sisters of Glass Ferry*. *The Book Woman of Troublesome Creek* is her fourth novel.

Synopsis:

Inspired by the true blue-skinned people of Kentucky and the brave and dedicated Kentucky Pack Horse library service of the 1930s, *The Book Woman of Troublesome Creek* is a story of raw courage, fierce strength, and one woman's belief that books can carry us anywhere—even back home.

The hardscrabble folks of Troublesome Creek have to scarp for everything -- everything except books, that is. Thanks to Elinor Roosevelt's Kentucky Pack Horse Library Project, Troublesome's got its very own traveling librarian, Cussy Mary Carter.

Cussy's not only a book woman, however, she's also the last of her

kind, her skin a shade of blue unlike most anyone else. Not everyone is keen on Cussy's family or the Library Project, and a Blue is often blamed for any whiff of trouble. If Cussy wants to bring the joy of books to the hill folks, she's going to have to confront prejudice as old as the Appalachias and suspicion as deep as the holler.

Next Meeting:

Host: Janet McCrum

Meeting Date: March 10, 2020

Time: 2 - 3:30 p.m.

Location: 4564 Vista Knoll Dr.

Janet McCrum

Book Club Coordinator

Next Meeting

Tuesday, March 10

Time: 2 - 3:30 p.m.

Janet McCrum

4564 Vista Knoll Dr.

The Book Woman of Troublesome Creek



SPRING

Do you have a contribution for The Highlander?

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



NEED A BABYSITTER OR A PETSITTER?

Need a babysitter?

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).



Need a petsitter?

Contact: newsletter@hoppr.org

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

CRIME REPORTS

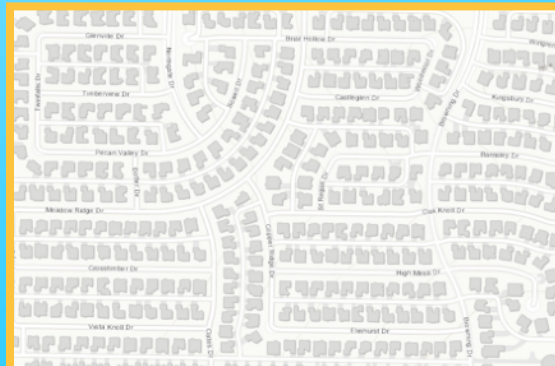
Crime reports for our neighborhood for the past 3 months

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

There have been 0 incidents of breaking & entering in our neighborhood in the past 3 months.

To see all crime reports, check out <https://www.cityprotect.com>

We encourage each of you to check out this site to stay informed.





ARCHITECTURAL CONTROL COMMITTEE (ACC)

I have seen several residences with the newer secure mailboxes installed. I have seen several requests for approval of this work, however not all. I certainly understand the need for increased security, this is work that should be approved by the Architectural Committee. Please complete your applications for mailbox modifications on the HOPPR website. We will approve requests as quickly as possible.

Remember... These are common work items that should be submitted for review to the Architectural Committee for review.

- Replacement of roofs
- Exterior painting
- Pool installation
- Home additions (extra rooms, garage expansion, driveways)
- Repair/re-staining or replacing, or installing new fences
- Storage buildings, greenhouses, or workshops
- Major landscaping projects including draught resistant landscaping and water conserving turf
- Exterior radio, television or other antennas (excluding those that cannot be seen from the street)
- Retaining walls.

These items are also listed on your most recent HOPPR Summer Directory. When in doubt, check the covenants and restrictions from your HOA.

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/>. Online ACC applications are easy with an account set up. Visit this link: <https://cma.cincwebaxis.com/cinc/acc-review/>

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.



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.

Bruce Barlow was first and **Dave Scott** was second in January.

Bruce Barlow was first and **Bruce Steidel** was second in February.

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.

Paulette Armstrong was first and **Betsy Wise** was second in January.

Karen Fullbright was first and **Nancy Griffith** was second in February.

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

