

HIGHLANDS OF PLANO PRESTON RIDGE

The Highlander

www.hoppr.org



BOARD MEMBERS

MESSAGE FROM THE TREASURER

Dear Homeowners,

We are happy to report that the Parker Rd tree replacement project has finally begun! After months of planning, coordinating and negotiating with the City of Plano (which owns the land), the City started taking down the Leyland Cypress trees along the south side of Parker Road on October 23rd. We expect that it will take them a week to cut down the trees and haul off the debris. Then John's Stump Removal will grind down the roots to 30 inches so that 30 gallon trees can be planted and have a chance to grow. Soon afterwards, Covington Nursery will plant 21 Little Gem Magnolias and 26 Nellie Stevens Hollies.

As a reminder, the Leyland Cypress trees were planted much too close together by the original developer, so the roots became entangled and diseased. They were on their last leg and the City had informed us that they would need to take down the trees either all at once or case by case over the next three years. Since the City of Plano owns the land, they had the right to eliminate these trees and had no obligation to replace them. They would also have required us to remove the entire sprinkler system along Parker Rd. As a result of our negotiation, they have agreed to pay for the removal of the trees en masse and allow the HOA to replace the trees and maintain the watering system. We estimate the total cost of the project to be as follows:

Removal of trees and grinding 7 in. of the stump: \$0 (Paid by City)

Grinding 80 stumps down to 30 in.	\$12,124
Planting 47 trees	\$24,172
Sprinkler repair and addition of 47 bubblers	\$3,200
Other unanticipated costs (mulching, permits, etc.)	\$5,000
City of Plano approved grant for beautification	(\$10,000)

Net Estimated Cost to HOA \$34,196

The funds to pay for this project will come from the HOA reserves and will leave adequate funds in the reserve for any unanticipated costs in the future. Currently, we do not expect there to be an increase in annual HOA dues or any special assessments.



Best Regards,

Yousuf Omar Treasurer

President: Deane Parker
president@hoppr.org

Vice President: Mike Powell
vicepresident@hoppr.org

Treasurer: Yousuf Omar
treasurer@hoppr.org

Secretary: Vince Watkins
secretary@hoppr.org

Director: Howard Apple
director@hoppr.org

Architectural Chair: Brandon Furman
acc@hoppr.org

Landscape Chair: Cheryl Hill
landscape@hoppr.org

Social Chair: Susan Redding
social@hoppr.org

Webmaster: Whitney Magnuson
website@hoppr.org

Welcome Chair: Dale McGilvray
welcome@hoppr.org

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

CMA Community Management: Lakisha Devine
ldevine@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.



A WARM "WELCOME" TO OUR NEWEST NEIGHBORS!

Carl & Patti Stewart
4400 Briar Hollow

Please delete the following names from the "listing by last name" in the directory.

Don & Carol Buchman
4400 Briar Hollow



Dale McGilvray
Welcome Committee Chair
welcome@hoppr.org



ANNUAL MEETING

MONDAY
NOVEMBER 6
AT 7 PM

ALL HOA
MEMBERS ARE
ENCOURAGED
TO ATTEND

CHRIST UNITED
METHODIST
CHURCH - SPORTS
& REC CENTER
3101 COIT RD,
PLANO, TX
75075



Do you have a contribution for
The Highlander?

Submit articles, letters and
suggestions to the editor at
newsletter@hoppr.org

by December 20 for
January/February issue.





NEIGHBORHOOD BOOK CLUB



The Neighborhood Book Club will meet on Tuesday Nov. 14th at the home of

Nechama Baron
2808 Oates Dr.

From 2:00 to 3:30 pm

If you are interested in joining us please contact Janet McCrum at tmngjanet@aol.com

Hello Beautiful by Ann Napolitano

Author's Bio:

Ann lives in Brooklyn with her husband and two children. Her first novel was, Within Arm's Reach. The novel was adapted and staged as a theatrical production in New York City in 2014. She graduated from New York University. She taught at Brooklyn College, NYU, and Gotham Writers Workshop. She was an associate editor of One Story. Hello Beautiful was selected as Oprah's 100th Book Club pick; Dear Edward, an instant New York Times bestseller, a Read with Jenna selection, and an Apple TV+ series. For seven years, Napolitano was the associate editor of the literary magazine One Story, and she received an MFA from New York University. She has taught fiction writing at Brooklyn College's MFA program, New York University's School of Continuing and Professional Studies, and Gotham Writers Workshop.

Synopsis:

Hello Beautiful is the story of four sisters contending with life and loss, love, death and forgiveness, and finding different

ways to cope with hardship. The characters go through mental and physical rehabilitation and therapy, and make a string of rash decisions as they try to find a way to deal with the ups and downs of life. The poetry of Walt Whitman, and his views on the cyclical nature of life and death, provide a much needed coping mechanism for several of them.

In *Hello Beautiful*, Sylvie is predominantly the one to use Whitman's poetry as "a surrogate life-support system," relying on it both as a reprieve from grief and as a reminder of Charlie, her Whitman-loving father. She leans on two primary quotations from Whitman's 1855 poem "Song of Myself" to give her strength through the difficulties of some of the most important relationships in her life: "I...am not contain'd between my hat and my boots" from Verse Seven of "Song of Myself," and Verse Six's description of grass as "the beautiful uncut hair of graves." These two quotations are a wonderful introduction to Whitman's ideology about death. In the line from Verse Seven, Whitman asserts that a person is more than their physical self. In the passage from Verse Six, we see Whitman's belief that life and death are linked in a continuous cycle wherein one feeds the other - life contained in the grass is sustained by dead matter, which fertilizes the soil. That the grass is the "uncut hair" of the grave implies that life and death are different elements on the same body.

Janet McCrum
Book Club Coordinator

Next Meeting

Tuesday, November 14

From 2:00 pm to 3:30 pm

at the home of

Nechama Baron
2808 Oates Dr.

For more information email Janet McCrum at tmngjanet@aol.com

SOCIAL NEWS

Watch for upcoming news about a Christmas/Holiday Children's event and an adult event

NEED A BABYSITTER OR A PETSITTER?

Need a babysitter?

Contact: newsletter@hoppr.org

The 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



Check out Plano specific reports at: <https://www.plano.gov/1179/Crime-Statistics>

We encourage you to check out Officer Chris Biane's Safety Minute videos. This one is "Tis The Season" https://youtu.be/5rAGMD3QyBk?list=PLGbwNR_-QmDMu1u1s8i1fwor1HjwfbJ-e





ARCHITECTURAL CONTROL COMMITTEE (ACC)

Dear Homeowner:

If you are tackling some home repairs, Brandon Furman and the ACC ask that homeowners complete their applications and submit them through CMA. 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 www.hoppr.org. Online ACC applications are easy with an account set up. Visit this link: <https://cma.cincwebaxis.com/cinc/acc-review/>

You will find the ACC application under "Useful Links". There you will find the CMA Management link to login or register. You can complete your ACC application and upload your supporting documents easily. The applications will be processed more quickly than submitting a request on paper.

Always provide contact information, either email or phone.

Remember...These are common work items that should be submitted 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.
- Mailbox modifications

Brandon Furman
ACC Chairperson
acc@hoppr.org

Please allow a minimum of 10 days from the time you submit a completed ACC request form before commencing work.

Questions about your planned improvements? Please contact Brandon Furman or CMA Management.

Spot a Water Leak Before the Bill Arrives

It can be difficult to know how much water you're using until your bill arrives. Don't be caught by surprise! Learn how to track your water use. An unusually high water bill is most often caused by a leak or change in water use. Some common causes of high water bills include:

- Leaking or running toilets
- Dripping faucets or fixtures
- Seasonal water use changes (watering more during summer heat, dripping faucets to avoid frozen pipes, adding water to pools and hot tubs)
- Watering the yard for new sod or trees
- Kids home for summer vacations or school holidays
- Hosting guests or underground leaks

Watch this [step-by-step tutorial](#) to learn how to monitor your water use, and understand the information provided. The online portal allows you to view hourly water meter readings.

[Log in and view your last bill.](#) Let us help you get started with [this short video.](#)

NOTICE OF 2023 ANNUAL MEETING

Highlands of Plano Preston Ridge

October 10, 2023

Dear Homeowner,

CMA is pleased to announce the annual meeting of your association and to invite your participation. The purpose of the meeting is to conduct association business and present annual reports.

QUORUM

- Your association must achieve a quorum to host the meeting.
- To do so, 87 homeowners (or 30 %) must participate, either in person or by submitting a proxy in advance.
- When a quorum is *not* achieved, the meeting may be reconvened later—at additional expense to the association. Therefore, your prompt attention to this notice is crucial!

YOUR ACTION ITEMS

1. **Participate** in quorum. Even if you plan to attend the meeting, we highly encourage you to **complete & return** the enclosed proxy via email or mail. (Email is preferred; see instructions on the enclosed.) CMA must receive your submission by November 6, 2023 to help ensure the meeting can go forward.
2. **Confirm** that your email is accurate in your online profile (visit <https://cma.cincwebaxis.com/> or use the smartphone code at right). Doing so enables you to receive e-notices regarding your private homeowner account, as well as important association business. If you need help creating an account or signing in, contact CMA Customer Care (see contact info below).
3. **Attend** the annual meeting if you can. We'd love to see you there!



DATE: November 6, 2023

TIME: 7:00 pm

LOCATION: 3101 Coit Rd Room# N154, Plano, TX 75075

Please arrive during check-in from 6:30 pm – 6:55 pm so the meeting can begin on time.

Sincerely,

Highlands of Plano Preston Ridge

PREPARED BY: Community Management Associates (CMA), your professional management company

ENCLOSED: Proxy with instructions and FAQs

If you do not plan to attend, please SUBMIT the enclosed.
The meeting cannot be held without a quorum.

***** OFFICIAL PROXY — DO NOT DISCARD ***
Highlands of Plano Preston Ridge**

- CMA must receive this proxy by November 6, 2023 for it to count.
- Submit via email (HOAVoting@cmamangement.com) or mail (1800 Preston Park Blvd., Ste. 200, Plano, TX 75093). Email is preferred.
- Select the QUORUM ONLY option below. There is no election/vote at this year’s annual meeting. However, per governing documents, we must achieve a quorum of the membership to host the meeting and conduct association business.

PROXY FOR QUORUM ONLY

FOR THE PURPOSE OF ESTABLISHING A QUORUM ONLY AT THE MEETING, I hereby assign my proxy to the President of the Association, or to the Chairman of the Meeting if the President is unable to act as my Proxy.

SIGN & DATE. *For this proxy to be valid, it must be signed and dated.*

SIGNATURE (Owner of Record)	PRINTED NAME (Owner of Record)	DATE SIGNED
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PROPERTY ADDRESS

ANNUAL MEETING FAQ

What is a proxy?

A signed document authorizing another to act on your behalf. Proxies may be used to establish a quorum only (and/or to allow your designated representative to vote in your place at a meeting, when applicable).

What happens if I submit a proxy and then decide to attend the annual meeting?

If you decide to attend after submitting your proxy, there is nothing further needed.

I need help understanding and/or filling out my proxy.

As soon as possible, contact CMA Customer Care at customercare@cmamangement.com or 972-943-2828 (M-F, 8:30 AM to 5 PM). CMA must receive your proxy by 11/6/23 for it to count. Please do not wait until the last minute if you need assistance!

What is a quorum?

The number of owners required to participate in a meeting (whether in person or by proxy/absentee ballot), in order to conduct the business of the association (and/or elect directors when applicable).

What happens if a quorum is not achieved?

The meeting may be reconvened later—at additional expense to the association. Meeting expenses are paid by the homeowners through their assessments, so it’s in everyone’s best interest to participate early and help prevent the need for reconvening.

**THANK YOU
Your participation is vital and appreciated!**

cmamangement.com | customercare@cmamangement.com | 972.943.2828
1800 Preston Park Blvd., Ste. 200, Plano, TX 75093

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