

HIGHLANDS OF PLANO PRESTON RIDGE

The Highlanderwww.hoppr.org

BOARD MEMBERS

IMPORTANT MESSAGE FROM THE PRESIDENT

DEAR HOMEOWNERS,

On Tuesday, April 4, 2023 the HOA Board held its quarterly meeting. The main order of business was to meet with representatives from the City of Plano concerning the declining condition of the Leyland Cypress trees **on the Parker Road public property** fronting our community. Courtney Vanous, the Park Compliance Coordinator and Travis Carpenter, a City of Plano Arborist presented:

- 1) their assessment of the condition of the trees,
- 2) options and recommendations to address the issue, and
- 3) answers to questions from those in attendance.

The City of Plano owns both the above-mentioned land and Cypress trees. Three trees have already died and have been removed by the city. Many others are deteriorating.

City of Plano Assessment

- The Cypress trees are severely declining in health.
- The trees are planted with 8' spacing but ideally should be 20' spacing.
- At the current spacing the roots co-mingle. The current environment is creating fungus and other bacteria and is causing the trees to be stressed.

- The fungus and declining health will continue to be a problem going forward. The City **does not** maintain /treat trees that are declining in health as it is a never-ending battle.

- The Cypress trees have a limited life span left. Disease will continue to spread through-out the line of trees. A fungicide drench treatment would only marginally extend their life.

- If all the Leyland Cypress trees are removed, the conditions for a detrimental fungal environment (e.g. shade, droppings from the trees, etc.) would be eliminated and cease to exist after one life cycle (one year).

- Currently the Cypress trees are two dimensional. You have foliage in front and back, but on the sides (adjacent to trees on either side) there is no foliage.

- The problem with declining health and fungal disease is not unique to our Leyland Cypress trees. It is present in similar trees throughout the Plano area.

Please continue to page 8 to see our options!

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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.



BOARD MEETINGS



UPCOMING BOARD MEETINGS

ALL HOPPR HOA MEMBERS ARE ENCOURAGED TO ATTEND

**TUESDAY,
JULY 11
AT 7 PM**

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

OTHER MEETING DATES

**TUESDAY
OCTOBER 10**

**ANNUAL MEETING
NOVEMBER 14**



Dale McGilvray
Welcome Committee Chair
welcome@hoppr.org

A WARM "WELCOME" TO OUR NEWEST NEIGHBORS!

Please add the following names to the directory:

Evan Michigan & Katelyn Pawlish
4568 Crosstimber

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

Bill & Esther Walls
4568 Crosstimber



May Day

Do you have a contribution for *The Highlander*?
Submit articles, letters and suggestions to the editor at newsletter@hoppr.org by June 20 for July/August issue.



NEIGHBORHOOD BOOK CLUB



The Neighborhood Book Club will meet on May 9th at the home of

Janet McCrum
4565 Vista Knoll Dr.
from 2:00 to 3:30.

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

The Book of Lost Names by Kristin Harmel

Historical Fiction

388 pages
Published July 21, 2020

Inspired by an astonishing true story from World War II, a young woman with a talent for forgery helps hundreds of Jewish children flee the Nazis.

Author:

Kristin Harmel is the New York Times bestselling and #1 international bestselling author of *The Book of Lost Names*, *The Winemakers Wife*, and a dozen other novels that have been translated into numerous languages and sold all over the world.

A former reporter for *People* magazine, Kristin has been writing professionally since the age of 16, when she began her career as a sportswriter, covering Major League Baseball and NHL hockey for a local magazine in Tampa Bay, Florida in the late 1990s. After stints covering health and lifestyle for *American Baby*, *Men's Health*, and *Woman's Day*, she became a reporter for *People*. Her favorite stories at *People*, were the "Heroes Among Us" features—tales of ordinary people doing extraordinary things. One of those features—the story of Holocaust-survivor-turned-philanthropist Henri Landwirth partially inspired Kristin's 2012 novel, *The Sweetness of Forgetting*, which was a bestseller all over the world.

Kristin was born just outside Boston, Massachusetts and spent her childhood there, as well as in Columbus, Ohio, and St. Petersburg, Florida. After graduating with a degree in journalism (with a minor in Spanish) from the University of Florida, she spent time living in Paris and Los Angeles and now lives in Orlando, with her husband and young son. She travels frequently to France for book research and writes a book a year for Gallery Books/Simon & Schuster.

Synopsis:

Eva Traube Abrams, a semi-retired librarian in Florida, is shelving books one morning when her eyes lock on a photograph in a magazine lying open nearby. She freezes; it's an image of a book she hasn't seen in sixty-five years—a book she recognizes as *The Book of Lost Names*.

The accompanying article discusses the looting of libraries by the Nazis across Europe during World War II—an experience Eva remembers well—and the search to reunite people with the texts taken from them so long ago. The book in the photograph, an eighteenth-century religious text thought to have been taken from France in the waning days of the war, is one of the most fascinating cases. Now housed in Berlin's Zentral- und Landesbibliothek library, it appears to contain some sort of code, but researchers don't know where it came from—or what the code means. Only Eva holds the answer—but will she have the strength to revisit old memories and help reunite those lost during the war?

As a graduate student in 1942, Eva was forced to flee Paris after the arrest of her father, a Polish Jew. Finding refuge in a small mountain town in the Free Zone, she begins forging identity documents for Jewish children fleeing to neutral Switzerland. But erasing people comes with a price, and along with a mysterious, handsome forger named Rémy, Eva decides she must

find a way to preserve the names of the children who are too young to remember who they really are. The records they keep in *The Book of Lost Names* will become even more vital when the resistance cell they work for is betrayed and Rémy disappears.

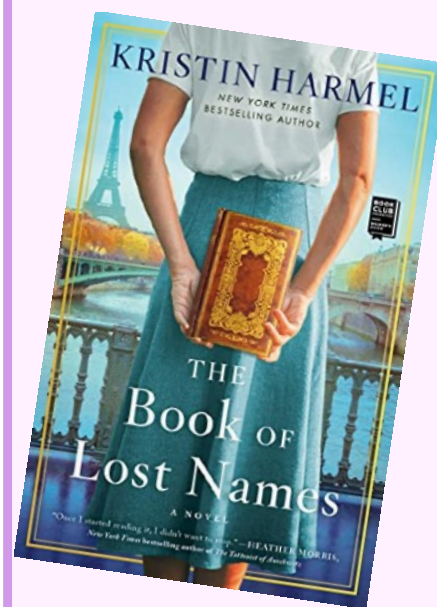
Next Meeting

Tuesday, May 9

Time: 2 - 3:30 p.m.

Janet McCrum
4565 Vista Knoll Dr.

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



*Janet McCrum
Book Club Coordinator*



SOCIAL NEWS



Adult Happy Hour
Thursday, May 18: 6 - 8 pm
Katy Trail Ice House Outpost
4700 W. Park Blvd. 75093

Appetizers will be provided by HOA, cash bar



Susan Redding
Social Chair
social@hoppr.org



LADIES' BRIDGE

The evening **Ladies' Bridge Club** has disbanded, needing more members. We may start a daytime group. If anyone wants to join, please call Marcia Hansen at 214-435-8826.

This is a fun group! We'd love to have you join us! We started in 1995, but many members have moved or do not want to drive at night.

For more information regarding Ladies' Bridge, contact Marcia Hansen at marciadh2@aol.com

INVITATION TO A GARDENING AND POETRY CLUB

Several homeowners have expressed an interest and desire to form a Gardening and Poetry Club.

The purpose of this club is to provide a forum to homeowners to share ideas, questions, suggestions and gardening experiences with each other and also to share poetry, homeowners write or have written as well as poetry they have enjoyed.

Let's join and create and share beauty with each other.



Interested people can contact Elias Baron at director@hoppr.org for more information.

SOCIAL NEWS 2 - THE EGG HUNT



Susan Redding
Social Chair
social@hoppr.org



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 Report Suspicious Activity. <https://youtu.be/YLJzMHG-XMQ>.





ARCHITECTURAL CONTROL COMMITTEE (ACC)

A note from CMA Management (in case you missed it)

Dear Homeowner:

With the arrival of spring, many homeowners get the urge to refresh their yards and upgrade their properties. When you identify your next exterior home improvement project, please remember these important facts:

- Many projects (including some repairs/replacements) require PRIOR approval by our community's Architectural Control Committee (ACC), as well as close attention to our Modification Guidelines.
- Homeowners who do not receive approval for a required project (or who do not complete a project according to guidelines/as approved) will receive a violation notice.

Why? We uphold these standards because we care. Guidelines support our property values and protect the unique look and feel of our community.

When planning your next exterior project, follow these steps to prevent project delays or the receipt of a violation notice.

- **GO ONLINE.** Log in to your account at <https://cma.cincwebaxis.com/>.
- **READ.** Go to Association Info > Documents and carefully read our **Modification Guidelines**. They contain instructions for solar panels, roofing, sheds, pergolas, pools, flags and flagpoles, landscaping, yard signs, and much more. The guidelines will tell you if an application is required for your project type, what info/documentation you need to provide, and the length of the application review period you can expect.
- **INCLUDE.** Be sure to include all required info for your project type (e.g., dimensions, product brands, colors, material types, etc.) and to upload all required documentation (e.g., plat survey, images of paint or stain colors, photo renderings, etc.). Incomplete submissions are automatically denied and must be resubmitted.
- **SUBMIT.** Go to Association Info > ACC Modification Requests and review the info on that page. There, you'll click the 'Add ACC Request' button to start your application.
- **CHECK.** Your application status will show as OPEN on your homeowner portal until the committee makes their final decision. You will receive the decision letter via your registered email account or via a USPS delivered letter if you do not have a registered email address.

Protecting the aesthetic of our community is truly a team effort. We thank you for paying attention to the details!

Brandon Furman
ACC Chairperson
acc@hoppr.org

President's Letter (continued)

OUR OPTIONS

1) Leave responsibility for maintenance of the Leyland Cypress trees with the City of Plano.

If the HOA relinquishes maintenance of the trees to the City, the City will follow their policies and procedures. The City does not maintain trees once they reach the current condition of our Leyland Cypress. This would include not trimming them for aesthetics, only for safety.

If the City takes back the maintenance of the trees, the City would cut individual trees down as they die, then cut the trunk flush with the ground. They would not grind the stumps or remove the roots. They would not replace them with any new plants because a living screen is not required in this area and they would not landscape the area. The City would require the current irrigation system to be capped. Also, the City would not put up a brick wall to replace the current wrought iron and wood fence on the adjacent alley.

2) HOPPR HOA takes responsibility for the maintenance of the land where the Leyland Cypress trees are located.

The 3 most likely ways to handle an HOA takeover of responsibility:

- A) The Parks Compliance Coordinator has requested funds in the 2024 Budget to remove all of our Cypress trees (the entire row) and remove the stumps and roots. The City will only pay for this if **ALL** the trees are removed. After a year the fungus will have died and the soil safe to plant again. The HOA could then landscape the area.
- B) All trees could be left in place. The HOA would have to do annual fungicide drench treatments, at the expense of the HOA, to keep the trees from declining further in health at the current rate. Even doing this the trees have a limited life and are in the latter part of their life span. Also the HOA would have to pay for future cutting down and removing stumps as the trees die. There are currently 77 Leyland Cypress trees remaining - a substantial expense for the HOA.
- C) The trees could be thinned out. For example, every fourth tree could be kept in place and the HOA would have to pay to cut the others down. The HOA would also have to pay for the stump and root removal if we wanted to put in replacement landscaping. Currently the trees are two dimensional and have a stick-like appearance. The foliage will not fill in for many years. The time frame for the full grow-back would be about the same as the life expectancy of the trees.

Recommendation:

Just as the newsletter was being readied for distribution, this past Friday, April 28, the City advised the board they had approved funding for removal of all the trees (Option 2A). On Monday, the City will send the board an agreement to sign. Given the options, the costs and the long-term future, the board believes Option 2A is the best solution to a difficult loss. Once signed, the board will move forward to develop and implement a landscape plan that best meets the needs of the whole community.

If you have any questions, comments or suggestions, please reach out to me or one of the other board members.

Warmest regards,

Deane Parker

