



Contact Amy Nutz, anutz@windyhillfarmshoa.com with comments, questions or submissions for this newsletter.

In this Issue:

- Letter from our president
- Social committee update
- Pool and recreation committee update
- ACC Committee Update
- Landscape Committee Update
- Calendar of upcoming events

Managed by:

Principal Management Group
12700 Park Central Drive
Suite 600
Dallas, TX 75251
(214) 368-4030 P
(214) 361-7874 F
cadger@principal-mgmt.com

Letter from HOA President – Eric Kristiansen

Overall it has been a very good year for Windy Hill Farms. We have been able to make it through the year without any major problems to the property. One of the concerns that the association has had since assuming responsibility of the community is the monument signs on Heritage Parkway. The problem with the signs is that the developer placed the signs on property we do not control. As of this time, an agreement has been reached with the owner, the City of Murphy and the

HOA for the sign on the east side of Heritage to make sure the sign will stay in place. The landowner was very cooperative in working thru the issues. As for the monument sign on the west side, a verbal agreement has been reached with the landowner to keep the sign in place at the moment. This may change when the property is developed. We will address that when the time comes.

A continuing problem we have is the lack of volunteers to help run the Homeowners'

Association; we have had to scale back on the social events due to the lack of individuals willing to help out.

In an attempt to improve the overall appearance of the community and keep property values up, we are working to improve the landscaping in the common areas. The major landscaping improvements this year have been the raised stone flower beds along the west side of Heritage Parkway. The east side of Heritage will be completed in first quarter 2008.

Feeling Social?

May, 2007 The social committee has been hard at work this year. We started the year with the Pool Opening Party May 12th. The weather was perfect and fun was had by all. The opening was celebrated with a band, prizes, good food and good company. If you missed the opening this year, no worries, May 2008 marks the start of another great pool season and a pool opening party is sure to provide fun for everyone. A special thanks to Joe Richardson

for making the event special.

October, 2007 We held our annual Fall Festival at the clubhouse. Again, the weather could not have been more perfect!

Our community enjoyed bounce houses, carnival games, a trackless train, a balloon wielding scarecrow, a costume parade, a face painter, food and other festivities. The City of Murphy Firefighters & Ambulance Crew stopped by to "show us their stuff" and enjoy

some of the good food. Our annual Fall Festival is held the Sunday before Halloween each year. Don't miss our 2008 festival.

December, 2007 Don't miss our last 2007 community get together. Our annual, adult-only year end party will be held on December 21st at the clubhouse. Watch our website or contact Jamie Heise for more information.

Jamie@windyhillfarmshoa.com



Windyhillfarmshoa.com

Are you receiving community emails? If not, visit today and register.

Pool and Rec Hard at Work or Play?

The pool and recreation committee works to keep our clubhouse, pool, playground, soccer field and other recreational areas in good shape. We have an annual clean up day, normally in April, at which we ask residents to help clean up and make needed repairs. This year the buildings, playground and pool fencing all received a fresh coat of paint. The

playground was repaired, pool furniture scrubbed, and trash removed from common areas. Thanks to everyone who pitched in and helped.

Our facilities are our biggest assets and are heavily used by the residents. Everyone is doing great with keeping them clean and neat for all. **Please remember to clean up and help us watch for needed**

repairs. Call PMG during office hours or email Joe (below) with anything that needs attention. Also let us know if you can volunteer an hour or two from time to time to help us keep an eye on things.

Our soccer fields need help!

Can you or your team help keep the nets in good order and stripes on the ground? If so, please contact Joe Richardson.

jrichardson@windyhillfarmshoa.com



We need you - Volunteer / Donation Opportunities



Want to get to know your neighbors better? Want to lend a helping hand? Have a high school student in need of community hours? WHF needs you!

All committees need more members. Email a committee chair below today for more info. You'll be glad you did!

WHF seeks prize and food donations for all community events. If you own your own business or know someone that would like to contribute, please let us know.

Email:

anutz@windyhillfarmshoa.com for more details or to include your business on our list.

Are you a babysitter? Dog walker? How about an errand runner?

If you or your teenager would like to participate in our on-line community services directory please email anutz@windyhillfarmshoa.com.

DID YOU KNOW WE HAVE A WELCOMING COMMITTEE?

Email Teri Larson if you would like to contribute or meet newcomers.

Teri@windyhillfarmshoa.com

MARK YOUR CALENDAR

Here is a look ahead at coming events in the community

- December 21, 2007 – Adult Year End Party – WHF Clubhouse 7-12 p.m.
- April 24, 2008 – WHF Annual Meeting
- April 26, 2008 – WHF Annual Clean-up Day
- May 3, 2008 - Pool Opening
- May 10, 2008 – Pool Opening Party
- October 15, 2008 – Pool Closes for the season
- October 26, 2008 – Annual Fall Festival



Architectural Committee Update

Our ACC Committee was established to maintain quality throughout the community. We may not always agree on what should or should not be allowed, but the main purpose of the committee is to maintain property values.

Visit the following link to print the change request form.

http://www.windyhillfarmshoa.com/Documents/new_WHFH_OAChangeRequestForm.PDF

When submitting an ACC Request form, please be sure to include a Survey (provided at closing) which details the location, size, a bill of materials, any pertinent specifications, pictures, drawings or any other pertinent document related to a given project. Also please include only ONE project per request form.

Landscape Committee Plants Some Community Pride

Here's a little update on what our Landscape Committee has been up to.

April 2007 Landscaping was added to the entrance of the Highlands on Dublin Road. The entrance had been neglected and flowers, shrubs and ground cover were added to improve the overall appearance.

June Beavers were taking down trees and causing water areas to overflow. A live trapper was brought in to catch the beavers and transport them to a safer area. At least two beavers were released from the traps by homeowners not

realizing that the animal would be moved instead of killed.

July-August The sprinklers were monitored constantly due to changes in the watering schedule and excessive rain. The board and landscape chair continue to work very hard to keep water use at a minimum. Please let us know if you notice broken sprinklers or sprinklers that are not operating properly.

November The entrances on the Reserve side of Heritage Road were improved with flower beds and shrubs, to and match the

Highlands. We are planning to do the same at the Glens entrances within 2008.

2008 The entrances on the Glens side of Heritage Road will be improved to match the Reserve entrances.

A variety of trees will also be added to other common areas such as the clubhouse, retention pond and the quarry.

Please help out by letting us know when you notice mowing has not been done or there are other landscaping issues in the HOA common areas. Contact ddurrill@windyhillfarmshoa.com

Financial Factor

Principal Management Group announced a new banking relationship with First Associations Bank during the month of June 2007. First Associations Bank is a Texas-based bank and the first bank of its kind in the nation dedicated to providing services solely to community associations and their property management companies. We are confident their dedicated focus on community associations will enable them to efficiently meet our unique banking needs and higher returns on our deposit accounts.



Keeping it in the Community

Did you know that this newsletter was printed by a Windy Hill Farms Homeowner? Carl Telthorst, Premier Systems, Inc., also regularly provides copy services free of charge for flyers distributed throughout the neighborhood for special events.

Derek Decker, Outback Pools, is our pool services provider and a Windy Hill Farms resident.

Daniel and Kristie Stewart, Stewart Landscaping, installed the entrance landscaping in the Reserve.

Blaine Lewis, Premier Painting, painted our clubhouse, fence, bathhouse and pump house.

Do you want to be considered for a service within the community? Let us know what you do.



Board of Directors / Committees and Chairs

- Eric Kristiansen, HOA President, eric.kristiansen@windyhillfarmshoa.com
- Mark Dalglish, Treasurer, mark.dalglish@windyhillfarmshoa.com
- James Kadlecek, Board Member, jkadlecek@windyhillfarmshoa.com
- Amy Nutz, Board Member, anutz@windyhillfarmshoa.com
- Elwyn Grant, Secretary, grante@windyhillfarmshoa.com
- Carl Telthorst, ACC Committee Chair, carl.telthorst@windyhillfarmshoa.com
- Rhonda Durrill, Landscape Committee Chair, ddurrill@windyhillfarmshoa.com
- Joe Richardson, Pool & Rec Committee Chair, jrichardson@windyhillfarmshoa.com
- Teri Larson, Welcoming Committee Chair, teri@windyhillfarmshoa.com
- Jamie Heise, Social Committee Chair, Jamie@windyhillfarmshoa.com
- Shannon Smith, Webmaster, shannon.smith@windyhillfarmshoa.com
- COMMUNICATIONS COMMITTEE – Chair Position Available

windyhillfarmshoa.com

Are you receiving community emails? If not, visit today and register.