

# Dominion at Panther Creek

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## Manager's Corner



First off, I want to extend a big "thank you" to everyone who attended the Annual Meeting on the 1st of

June. We had a great turnout, and I hope that you all found it informative. The main purpose for the meeting was to officially transition the Association from developer control to homeowner control, and your first homeowner Board of Directors was elected.

The top three (3) vote earners will serve for two year terms, and the other two (2) members will serve a one (1) year term. Please help me in congratulating your new Board of Directors!

Name	Term
Chris Bailey	June 1, 2011 – June 1, 2013
Sarah McMahan	June 1, 2011 – June 1, 2012
Patrick Raffa	June 1, 2011 – June 1, 2013
Rudy Rogmans	June 1, 2011 – June 1, 2012
Gary Vincent	June 1, 2011 – June 1, 2013

We will work hand in hand with the Board of Directors on the daily needs of the community, in addition to putting together a successful long-term plan for the Association.

As always, please feel free to contact me with any questions or concerns  
[kendall.sanders@premiercommunities.net](mailto:kendall.sanders@premiercommunities.net)  
 or at 214-451-5454.

I hope everyone has a safe and fun summer!

Sincerely,

Kendall Sanders  
 Association Manager

## UPCOMING EVENTS AT DAPC:

Mark your calendars for these fun events in August!

**DAPC National Night Out**  
**Tuesday, August 2nd**  
**DAPC Pool**  
**6-8 pm**

Hot dogs, chips, cookies, water & sodas will be provided by Grand Homes. There will be a water slide for the kids and a visit from our local Firemen.



You've heard of Drive-in Movies...in this Texas summer heat, how about a "Dive In" Movie at DAPC Pool...

...a fun twist to Neighborhood Movie Night!  
 Come celebrate the first week of school with a cool dip in the pool!

Friday, August 26th  
 DAPC Pool

Movie shown on a large outdoor screen starts at sun-down. Movie Title to be announced later but it will be a family movie! Please bring rafts, floats, etc. to watch the movie on in the pool! You may also bring blankets, towels or chairs. Popcorn and candy provided.

If you would like to receive event emails or join the social committee, please email Kasey at [kjohnson428@yahoo.com](mailto:kjohnson428@yahoo.com)

## Budget Smarts – Pay Yourself First



When setting a monthly budget, some people are jubilant if their expenses simply equal their income. However, in the long-term it is very difficult to save and invest unless disposable income exceeds expenses. Setting up and following a monthly budget that emphasizes long-term savings can be an important step in achieving financial success. Budgeting can be simple or complex, based on your income and lifestyle. Regardless of the complexity, you must develop a budget that pays you first if you wish to save and invest. Here are four tips that can help you proceed down the road to healthier financial times:'

**Evaluate What You Spend.** Begin the process by recording all your expenses. List living expenses first: rent, heat, telephone, mortgage, electricity, and taxes. Add services, such as child daycare, next. Follow with necessities: food, clothing, medical expenses, and insurance costs. Remember to include entertainment, even if only a night at the movies and the cost of a babysitter. At this point, most lists end, but you must add one more line labeled "my investments and savings." If you treat investments and savings as an expense, which needs to be made on a weekly or monthly basis, you are a lot closer to setting money aside not only for your most important expenses, but also for yourself.

**Allocate Income in Terms of Percentages.** Determining what percentage of your income is allocated to each expense is critical to your success in developing a budget. Trimming expenses a little bit at a time vs. large cuts taken all of a sudden will be much easier to manage. By categorizing expenses as either fixed or flexible, you can determine where percentage cuts can be made. Remember, you have discretion over flexible expenses, but not over those that are fixed, and it is generally flexible expenses that erode earnings.

**Set Up Spending Priorities.** Ranking expenses is your next step. You can then eliminate the unimportant items, which in itself may be enough to allow the beginning of a modest investment and savings program. If it isn't, eliminate some of the moderately important expenditures.

**Pay Yourself First.** You should now be able to pay yourself first. To do so, you should get into the habit of writing out a check to a special account rather than leaving the amount in your regular checking account. What type of special account you use depends on how much you have. If you begin with two hundred dollars, it might be a savings account or money market fund. If you are retirement-minded, and you qualify, contributions to an Individual Retirement Account (IRA) might better suit your needs.

In addition, most insurance companies and mutual funds have established monthly checking account deduction plans that allow you to make a regular contribution of a fixed amount each month to a wide variety of funding choices. This method can help establish a more disciplined approach to savings.

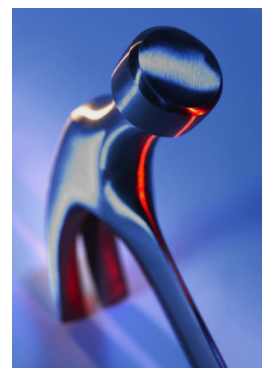
Periodic reviews of your budget, with the understanding that you must always make room to pay yourself first, is important to your long-term financial success.

Provided by Arrington Financials and Adam Prewett, CRPC

## Fence Maintenance

Many homes in the community have the original fence that was installed by the builder, and they are starting to show signs of age - fading in the stain color, missing or broken pickets, and leaning. Now that the weather is nicer, please take a look at your fence and determine if it needs any repairs or if it is in need of replacement. If you determine that your fence needs work, please complete a Property Modification Request form and e-mail the completed form to [kendall.sanders@premiercommunities.net](mailto:kendall.sanders@premiercommunities.net) so that it can be reviewed and approved by the Architectural Control Committee.

Please note that disputes between neighbors about fence boundaries or condition are not HOA matters and will not be addressed by the HOA. You must work with the City of Frisco to determine whether a fence should be replaced or repaired to meet city code. You must work with your neighbors regarding boundaries. A final determination can only be made with a survey. If your dispute cannot be settled between neighbors then you must work on your own through civil courts/attorneys that you pay for yourself. The HOA will not be involved and will not be responsible for costs associated with fence disputes. We encourage homeowners to be proactive in the maintenance of their homes. Well kept yards and well kept fences can make all the difference in making The Dominion at Panther Creek a beautiful place to live.





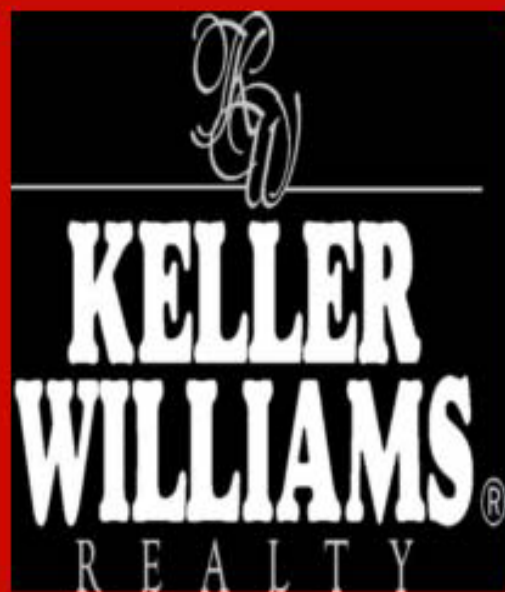
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## **POOL RULES**

### **ACCESS:**

Access to the pool/amenities area is for members of the Homeowners' Association and their guests only.

### **GUESTS:**

Guests must be accompanied by a homeowner.

### **RESERVATIONS:**

Large groups or parties should contact the management company for reservations. Reservations do not designate the pool as exclusive. The pool is always open to the homeowners. The purpose is to make sure that multiple parties are not held at the pool on the same day at the same time.

For reservations, please e-mail [reservations@premiercommunities.net](mailto:reservations@premiercommunities.net) or call 214-871-9700 ext. 263. Please reference the property name in your message.

### **HOURS:**

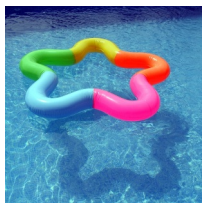
9:00 a.m. – 9:00 p.m.

### **RULES:**

1. No eating, drinking, or smoking while in the pool
2. No animals allowed in pool or enclosure area
3. Persons with infectious diseases should not use the pool
4. Babies must wear "swim" diapers in pool or spa
5. Adults should not swim alone
6. No one under 16 years of age permitted in pool area without adult 18 years or older
7. No running or rough housing
8. No glass containers
9. Swim wear only
10. No abusive language, loud radio or excessive noise
11. The Homeowners Association assumes no responsibility for the loss, theft or damage to personal property or effects left in pool area
12. The Homeowners Association assumes no responsibility for any personal injury to anyone resulting from use of the pool
13. No rafts or other large floatation devices allowed
14. Swimmers must shower before entering pool
15. Alcohol should not be consumed prior to or while using these facilities

- VIOLATIONS OF POOL RULES MAY RESULT IN DISCONTINUED POOL PRIVILEGES
- WARNING, NO LIFEGUARD ON DUTY
- CHILDREN SHOULD NOT USE POOL WITHOUT ADULT SUPERVISION
- NO DIVING

IN THE CASE OF AN EMERGENCY, CALL 911  
MANAGED BY PREMIER COMMUNITIES MANAGEMENT COMPANY  
214-871-9700



Now that summer is here, we will all be enjoying the use of the pool. So, parents and grandparents, we need your help! It is common for pools that have a high bather load, such as Dominion at Panther Creek, to have to be closed several times during the pool season for fecal contamination. Under Texas State Code, the pool must be closed for 24 hours and super chlorinated to kill any existing bacteria born from the contamination.

We ask that parents and grandparents take precaution with little ones at the pool by using swim diapers and rubber pants to help prevent these accidents. Also, with our bigger children, perhaps mandatory bathroom breaks from swimming every now and then would be a good idea.

We also ask that everyone do their part in helping to put the pool furniture back in its place and that you clean up any trash you see on the pool deck when you leave the pool for the day. In addition, please remember that glass bottles are not permitted at the pool and that all beverages should be consumed from a plastic bottle or plastic cup.

All of these things will go a long way in preserving the use of the pool for everyone and also save the Association's pool budget.

## Safety Alert!

Now that the weather is warmer and kids are out of school, many of them spend their time outdoors to keep busy. There have been several instances within the community lately where kids are going into common areas of the property and shooting air-soft guns. This is very dangerous! If your child has one of these guns or plays with neighbors who have one of these guns, please do not allow them to use them outside of your backyard or in another controlled environment because we do not want someone getting hurt. If you see someone using the air-soft guns, please call 911!

## Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our Association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

- The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our Association could be fined if dog waste goes uncollected. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the Association could face a potential special assessment that would be levied against all members—not just dog owners.
- It's common courtesy. Cleaning up after your dogs shows respect for others in our community. Leaving dog poop also encourages other dogs to mark that spot, so one poop can often turn into two or more in the same spot!
- Dog Poop is unhealthy. Abandoned dog poop can host diseases and/or parasites which can infect other dogs who come into contact with it, or be transmitted to people who accidentally step in it and track it home. Disposing of dog poop immediately helps all dogs in Mackenzie Meadows stay healthier, and reduce public concern about feces-borne illnesses.
- Dog Poop biodegrades slowly. Some people think it's okay to leave dog poop because it will break down naturally. However, the biodegrading process is very slow, and especially in our parks where dog owners share the space with the rest of the community, abandoned dog poop can accumulate faster than it breaks down. Especially in the cold weather, poop can freeze and remain where you left it for several weeks to several months.
- Dog Poop pollutes the water. Dog feces, like any feces, contains high levels of nutrients, which actually pollutes the water. Dog Poop left near the water, on a slope that leads to the water, or any place where rain runs into storm drains, eventually spills out to the sea.
- The appearance and quality of the common areas are known to affect home sales, not just whether and for how much they sell, but how quickly.
- The more residents complain about dog waste, the more time your Association Manager must spend on enforcement rather than serving the Association. Your actions set an example for others. When you pick up after your dog, you are part of the solution, rather than a part of the problem. And your actions will help foster the sentiment that it's the right thing to do.



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Dr. Jeff Stillie (972) 542-4039 (fax)

[www.PawPrintsPetClinic.com](http://www.PawPrintsPetClinic.com)

THE DOMINION AT PANTHER CREEK HOA, INC.  
C/O PREMIER COMMUNITIES MANAGEMENT COMPANY  
3102 OAK LAWN AVE, STE 202  
DALLAS, TX 75219



WWW.PREMIERCOMMUNITIES.NET  
TELEPHONE: (214) 871-9700  
FAX: (214) 889-9980

**Association Manager-**

Kendall Sanders

(877) 378-2388

[kendall.sanders@premiercommunities.net](mailto:kendall.sanders@premiercommunities.net)

**Accounting / Billing questions-**

(877) 378-2388

[accountservices@premiercommunities.net](mailto:accountservices@premiercommunities.net)

**Amenities/Reservations Questions-**

[reservations@premiercommunities.net](mailto:reservations@premiercommunities.net)

**Resale & Refinance Certificates-**

(888) 679-2500

[www.premiercommunities.net/resale.html](http://www.premiercommunities.net/resale.html)

**After hours Property Emergency number-**

(214) 871-9700 ext. 350

[www.premiermgmtconnect.com/dominion](http://www.premiermgmtconnect.com/dominion)

## Lemon-aid for Japan

On April 2, 2011, a group of Dominion at Panther Creek children worked hard to raise money to benefit the American Red Cross for tsunami relief in Japan. In two hours time they raised \$500 and Merit Energy Company generously matched that amount for a total of \$1,000. A big thanks to all who came out to enjoy some "lemon-aid" and generously gave to this cause.



**Front:** Justin & Jessica Orlando

**Back:** Holland Mundorff, Kaly Epperly, Natalie Ham, Gabriella Hernandez, Victoria Orlando, Brooke Duhon, Dani Watts, Merritt Mundorff

## 5 Key ways to beat the summer heat

Even though summer is not here just yet, it is just around the corner and there are certain ways to beat the heat. Here are 5 ways to beat the heat this summer:



- Schedule physically strenuous activities for cooler times. And yes, that includes walking around the theme parks.
- Dress in light, loose, cotton clothing. Natural fabrics like cotton are much cooler than most synthetics (though there are new high-tech synthetics made specifically to keep you cool). Protective hats (Wide-brimmed) keep the sun out.
- Use sunscreen of SPF 15 or higher (the most effective products say "broad spectrum" or "UVA/UVB protection" on their labels).
- When working outside, take periodic rest breaks in a cool area. So relax, slow down, pace yourself.
- Drink, drink, drink - WATER and Non-Alcoholic drinks!! DON'T wait until you feel thirsty -STAY HYDRATED. In hot weather, as much as 3-4 quarts per day are recommended while exercising. Avoid alcohol and caffeine, which are diuretics -- substances that increase water loss.