



Spring 2011

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The Dominion at Panther Creek

A PUBLICATION OF THE DOMINION AT PANTHER CREEK HOMEOWNERS ASSOCIATION, INC.

A Word from Your Association Manager

As this is my first opportunity to address the community as a whole, I would like to take a moment to introduce myself as your Association Manager. Hello. My name is Kendall Sanders and I am your direct contact for all questions regarding your Homeowners' Association.

My role within your community has many facets. Among them is inspecting the community for deed restriction violations. The Dominion at Panther Creek has many rules and regulations that homeowners agree to abide by when they purchase their home. Although at times, not everyone realizes the importance of strict adherence to the governing documents, it is important that all residents correct any and all violations as soon as you are made aware of them. It not only maintains the aesthetic qualities which drew many of you to the neighborhood, but also unresolved violations can have negative consequences against the homeowner.

The most frequent violations I observe include not removing weeds from landscaping, not trimming shrubs so that your address plate is visible from the street, trash cans stored improperly, and fences that are either broken or in need of stain. I encourage all homeowners to take a moment on a nice day to take a good look at your property and ensure you are in compliance with these items. Correcting violations before I observe them saves your association money and helps keep dues steady.

As your Association Manager I will strive to protect your investment and property values by maintaining the common areas, enforcing the Covenants, Restrictions and Conditions, and providing the best possible service for all homeowners. I am in the community regularly examining the common areas and driving through the neighborhood to make sure every homeowner is complying with the deed restrictions.

We hope everyone is utilizing The Dominion at Panther Creek PremierConnect™ Website (<http://www.premiermgmtconnect.com/dominion>) to keep up to date on neighborhood news, information and your account status. If you need registration information for PremierConnect™, please feel free to call Account Services at the number below.

We are happy to offer a Customer Service phone number which is available to you during normal business hours. Below you will find both the Customer Service number and the Maintenance Emergency phone number. Please keep these available for future reference.

Account Services (8:00am – 5:30pm) 877-378-2388

Maintenance Emergency (24/7) 214-871-9700 ext 350

I look forward to meeting as many of you as possible in the coming months. If I can ever be of service, please do not hesitate to contact me.

Regards,

Kendall Sanders, Association Manager
kendall.sanders@premiercommunities.net

Be Involved... Join a committee!



Mark Your Calendars!



**Dominion at Panther Creek
Neighborhood Yard Sale
May 20 & 21 (Friday and Saturday)
9:00 am – 4:00 pm**

Each homeowner will have their sale in either their garage, if their home is street facing, or yard, if garage is alley facing. All proceeds go to each homeowner, not for neighborhood charity. If you would like to participate, please put balloons at your mailbox on the days of the sale.

Any questions, interested in participating or need balloons? Please contact Jill Goldberg at 248-760-0315 or goldberg0315@yahoo.com. Please forward to any neighbors who you think might be interested!

**Easter Egg Hunt
Sunday, April 17th at 3pm
Coyote Crossing Park**



Come join the fun and visit with the Easter Bunny himself!

We hope you can participate!
DAPC Social Committee

Homeowners associations protect your property values by ensuring compliance with the community guidelines, design standards, and deed restrictions.

- Volunteers within the community work to shape the quality and cohesiveness of your community by forming committees and organizing recreational activities.
- You automatically share the ownership of common property that you may not have purchased otherwise.
- Your dues, along with the dues of other homeowners in the community, provide for the maintenance of the common areas and the association that manages the property for you.
- Many planned communities also have attractive entry features and landscaping, which create a tremendous visual appeal and enhance your property values.

HOA's are "grass roots" organizations often referred to as the most involved form of democracy in America today. Community members elect a board of directors for the association. Many HOA members also serve on committees that oversee the everyday details of managing the association.

We invite you to become more involved in your homeowners association. All committees for Dominion at Panther Creek need volunteers from the community. This is always a community effort.



What Do My "Dues" Pay For?

Being a part of a homeowners association means paying annual assessments. These assessments work towards maintaining the property value of your home and ensuring your neighborhood remains the place in which you wish to reside. So, what do the assessments pay for? Here are a few items they contribute to:

- Common area lighting, electricity and water
- Social activities
- Landscaping
- Directors & Officers Insurance
- Texas Commercial Property Insurance (liability insurance for common areas)
- Annual audits
- Maintenance and upkeep of all common areas

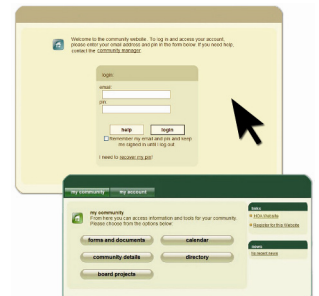
What is this PremierConnect™ website?

The World's Most Powerful Property Management System
PremierConnect™
Exclusively Offered Through Premier Communities

Premier Communities rolled out a new website for homeowners. www.premiermgmtconnect.com/dominion. A temporary Pin Number 1234 is also needed. You can change the pin number after you have registered.

Each homeowner has the opportunity to register themselves on the website for an individual account. The advantages of this website are many.

- Individuals can look up their account information on this site.
- In addition, forms will be available for download and the community documents are available for review.
- One really great feature that can be used if enough residents enter their e-mail addresses and phone numbers is that a community phone alert or e-mail alert can be sent out for any community emergencies or reminders.



The advantages of this website to the homeowner and community are many but you have to register for it to be of value to you. Please contact your Association Manager, Kendall Sanders, if you need information on how to register.

**The Dominion at Panther Creek
Homeowners Association, Inc.
Architectural Control Committee
Property Modification Approval Request Form**

ACC Use Only
Date Rd.
Phase

As each of us bought our property in The Dominion at Panther Creek, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. AAC (Architectural Advisory Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the AAC is to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S)

<i>Name(s)</i>	
<i>Address</i>	
<i>E-Mail</i>	
<i>Phone(s)</i>	<i>Best time to call</i>

2. ABOUT THE PROJECT

<i>Proposed start date</i>	<i>Proposed completion date</i>
<i>Describe the nature of the project (attach pages as necessary)</i>	
<i>Location (attach sketch/drawing)</i>	
<i>Dimensions(include height)</i>	<i>Distance from fences and easements</i>
<i>Colors</i>	<i>Shape</i>
<i>Materials</i>	
<i>Builder</i>	
<i>Other (specify)</i>	

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a City building permit (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project will require a fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed project will be visible from the street
Check any that apply:			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed

Homeowner's Signature	Date
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Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Mail, email or fax this request, along with all supporting documents, drawings, photographs, etc. to:

Premier Communities Management Co.
Attention: The Dominion at Panther Creek HOA
3102 Oak Lawn Ave, Ste 202
Dallas, TX 75219

For additional information call:
Customer Service 877-378-2388 Fax 214-889-9980

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Be Green!



Heating

- Improperly sealed/caulked windows can account for up to 25% of total heat loss from a house.
- Almost half of the average home's energy consumption is used for heating.

Lighting

- Lighting consumes up to 34% of electricity in the United States.
- Compact fluorescent light bulbs (CFLs) are an energy-saving alternative to incandescent bulbs - they produce the same amount of light, use one third of the electricity, and last up to 10 times as long.
- If every household replaced its most often-used incandescent light bulbs with CFLs, electricity use for lighting could be cut in half.
- Where electricity is produced from coal, each fluorescent light bulb that is used prevents 1,300 pounds of CO2 emissions and 20 pounds of sulfur dioxide from being pumped into the atmosphere.

Appliances and Electronics

- If you need to warm up or defrost small amounts of food, use a microwave instead of the stove to save energy. Microwave ovens use around 50% less energy than conventional ovens do.
- A refrigerator built 20 years ago uses 70% more energy than today's energy-efficient models.
- Today's dishwashers are about 95% more energy-efficient than those bought in 1972 — your old dishwasher may be costing you more money in energy bills than it would to buy a new one.
- Idle electronics — TVs, VCRs, DVD/CD players, cordless phones and microwaves use energy even when switched off to keep display clocks lit and memory chips and remote controls working. Nationally, these energy “vampires” use 5 % of our domestic energy and cost consumers more than \$8 billion annually.
- In the past, LEDs have been relatively expensive, but prices have been steadily coming down. Today, a strand of LED holiday lights typically goes for between \$20 and \$30. They are available in a wide range of colors and styles, from icicles to snowflakes and more, and can be ordered online, from local hardware stores or big box retailers like Home Depot, Lowe's, Target & Big Lots.

Timely Tip for March Gardeners

“Gardening with a purpose” continues to be the battle cry for 2011. Whether this is creating “green” sanctuaries, growing fruits and vegetables or promoting gardening projects in our neighborhoods or communities, the trend continues for gardeners to get involved with their environment. March is a great time to plant vegetables and herbs. Our two most popular clinics in 2010 were about vegetable gardening. You can grow your own tasty, healthy fruits and vegetables at home. Today, the home gardener does not have to till a plot of ground for a garden; plants can be grown in containers on patios, in hanging baskets and even nestled in among other permanent landscape plants. Be creative and start your own trend!

Our Free in-store clinics this month mostly focus on vegetable gardening. Please visit <http://mytexasgarden.com/index.php/free-clinics/> for a complete list of our FREE in-store clinics. Clinics are held in every store.

Saturday, March 12th at 10:15 am-Spring Vegetables and Herbs. Come see and hear how to start and nurture a home garden.

Saturday, March 19th at 10:15 am-Groundcovers in the Landscape. Learn the ins and outs of designing, choosing, planting and caring for groundcovers.

Saturday, March 26th at 10:15 am-The Edible Festival-Encore! Learn how to grow and harvest the best vegetables and herbs for our area! We will have special events on home gardening this day.

Success in the garden begins with a good foundation! Become a member of our Garden Club and come grow with us! Visit www.mytexasgarden.com to join today!



Dead or Dormant?

Is your tree dead or just sleeping through the winter? Most trees lose their leaves, turn a shade of brown and basically “pull up the shades” for the wintertime. Sometimes, however, they can play possum pretty convincingly and we might second guess whether or not they might actually BE dead! However, there is a way for you to decipher the difference, and all you need is a fingernail. Scrape the tip of a branch with your nail and if you find green underneath, then your tree is just sleeping. If you can't find green, then the sad truth is that your tree might have passed on to a better place and will need a proper burial, i.e. removal from your yard. If you don't remove a dead tree and dispose of it properly, it will eventually split and present a safety risk to you and your neighbors, and your house. Thus, the sooner your attention is given to the vital status of your trees, the better.

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

Accounting / Billing questions-

(877) 378-2388

accountservices@premiercommunities.net

Amenities/Reservations Questions-

reservations@premiercommunities.net

Resale & Refinance Certificates-

(888) 679-2500

www.premiercommunities.net/resale.html

After hours Property Emergency number-

(214) 871-9700 ext. 350

www.premiermgtconnect.com/dominion

A first impression is a lasting impression!

Here are some helpful hints to making your lawn as well as making Dominion at Panther Creek a wonderful attraction to anyone viewing the property:

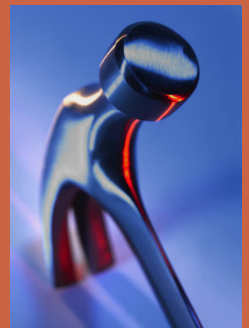
- Make sure all beds and tree wells are free of grass, weeds and dead vegetation
- Check your shrubs and trees for proper pruning and trimming. They should never obstruct the view of your house address, and should always be cut to proper heights
- Make sure you have the right fertilizer for both your lawn and plants. Some fertilizers are made for Spring, Summer and Fall applications. Using the wrong type could potentially damage your lawn
- Mulch is a great way to protect the vegetation planted in flowerbeds during periods of extreme temperatures and it looks great!

Keeping your lawn and landscape looking well kept is one of the most important ways to protect everyone's property values.

Thinking about a home improvement project?

Did you know that any alterations made to the exterior of your home need to be approved by the Architectural Control Committee (ACC) before construction begins? According to the Declaration, all requests for improvements should be submitted in writing to the ACC for review. This approval process applies to all modifications to the exterior of your home, including, but not limited to:

- Fence treatments
- Fencing changes
- Pools & Spas
- Home additions
- Storage buildings
- Exterior painting
- Exterior lighting
- Mortared stone landscape edging
- Patio extensions & covers, or Gazebos
- Playhouses or playground equipment, basketball goals/hoops
- Landscaping of front & side yards not enclosed by solid fencing



Basketball Goals

Basketball goals are not allowed in Dominion at Panther Creek.

Painting/Repainting

Review committee approval required prior to any exterior painting or repainting of the home or its accessory improvements.