

# Dominion at Panther Creek

Fall 2011

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## *Plan for Success*

At the annual election held this summer, our new Board of Directors was elected. As your Association President, I am writing to you today to introduce the members of our board and to share some of the goals we have established for the balance of 2011 and looking ahead to 2012.

Your current board members and their terms of office are:

**Patrick Raffa – President, 2 year term**

**Gary Vincent – Vice President, 2 year term, Landscape Committee**

**Rudy Rogmans – Treasurer, 1 year term**

**Sarah McMahan – Secretary, 1 year term**

**Chris Bailey – Board Member at Large, 2 year term**

Our entire board met with Premier Communities Management Company's representatives this week. Together with Premier's team we began work on The Dominion at Panther Creek Plan for Success.

We identified our mission, values, and the areas that we feel need to be addressed, which include pool security, delinquency rates, the new phase of the community, and accountability of all monetary expenditures, all of which directly affect our individual property values. As a board we will operate cohesively to uphold our strong working relationship to support our community from both a fiduciary and maintenance standpoint.

The goals we established for the next 12 months include:

- To maintain the existing outward and interior character and identity of the neighborhood so that it remains a desirable place in which to live.
- To improve pool security and safety.
- To improve neighborhood involvement in community sponsored events.
- To communicate with our members and neighbors using open meetings, newsletters, and the internet.
- To define/refine the scope of existing contracts; identified underperformers to be put out for bid.

On behalf of your newly elected board, I would like to thank you for time and continued support of our beautiful community, The Dominion at Panther Creek Homeowners' Association. Please look for upcoming publications of the newsletter which will include updates on our progress and other newsworthy information. Until then...

Warm Regards,

Patrick Raffa

President, The Dominion at Panther Creek Homeowners' Association

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Don't forget to visit regularly to see what is going on in the community. This is a great communication tool and I want to make sure we are taking full advantage!



## Manager's Corner



I hope that everyone is having a good summer. Although I'm sure we all have our minds set on the fall and cooler temperatures, there's still quite a bit of summer left. The extreme heat that we've had in addition to the watering restrictions has presented many challenges with trying to keep grass green and lush. As of August 19th, the City of Frisco went to Stage 2 drought restrictions which means Dominion at Panther Creek residents are only permitted to water on Fridays and Tuesdays but not between the

hours of 5 a.m. – 8 a.m. and 10 a.m. – 6 p.m., water must not flow away from your property, and you cannot water hard surfaces such as your driveway. The city will issue fines for non-compliance, so it's a good idea to take a few minutes to check the timers on your irrigation system to ensure you are watering during the allowed times. It's important to make sure that you are watering when you're allowed to so that your grass and your plants are receiving as much water as they can. Replacing dead landscaping is not cheap!

As a reminder, if you have not registered in PremierConnect™, it's not too late! PremierConnect™ is an online portal that allows you to view your account balance, governing documents, pay on line, a community calendar and much more. If you have lost your registration letter that came to you last year, please email me so I can get you connected.

If you have any questions or concerns about your community, please feel free to call me at 214-451-5454, or you can email me at [kendall.sanders@premiercommunities.net](mailto:kendall.sanders@premiercommunities.net).

Kendall Sanders - Association Manager

## Pool Vandalism

Vandalism has been a consistent problem at The Dominion at Panther Creek's pool for the past several years. This pool season alone, the faucet on one of the sinks was broken off, rolls of paper towels were placed in all of the bathroom sinks with the water on so the bathrooms flooded with water, toilets were clogged with miscellaneous items, pool furniture has been broken, soap was placed in the bathroom sinks with the water left on, just to name a few occurrences. Every time vandalism occurs, the Association has to pay for the clean-up and repairs which comes out of everyone's wallets. The pool belongs to each and every homeowner of The Dominion at Panther Creek, and it is important to treat it like your own backyard pool. Please remember that children under the age of 16 are not allowed in the pool area without an adult. If you notice anything happening at the pool that you consider to be dangers, please call 9-1-1 immediately.



## Slow Down!



A couple of weeks ago, a child was hit by a car that was driving down an alley in the neighborhood and had to be

taken to the hospital for injuries. Please remember to drive slowly on both the streets and the alleys. There are children that play outside, adults taking walks/jogs for exercise, dog walkers, and many more potentials for an accident if you are going too fast or not paying attention. If you notice someone that drives too fast on a regular basis, please call the police. Residents must help residents to keep The Dominion at Panther Creek a safe 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

**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)**

Name(s)	
Address	
E-Mail	
Phone(s)	Best time to call

**2. ABOUT THE PROJECT**

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

**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"/>		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"/>		This project will require a fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>		Completed project will be visible from the street
<b>Check any that apply:</b>			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed

Homeowner's Signature	Date
-----------------------	------

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

<b>For additional information call:</b>  Customer Service 877-378-2388 Fax 214-889-9980
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## Keep Your Backyard Bug-Free... Naturally



Summer is the time for barbecue parties and sleeping under the stars, but bothersome bugs can ruin outdoor fun. Many people spray themselves and their lawns with chemical repellants to get rid of these pests, but there are natural alternatives that are environmentally friendly to your home and our association. Here are a few tips to help you enjoy a bug-free summer.

**Get growing.** Planting a simple garden can do wonders in keeping the bug count down. Plants like garlic, radishes, marigolds, nasturtium, oregano, sage, rosemary, cilantro and mint are easy to cultivate and can make the area in and around your garden uninviting to the creepy crawlers, as they act as natural bug repellants. Pest-control never looked or tasted so good!

**Wet and wild.** Eliminate stagnate or standing water in your yard; it provides breeding grounds for mosquitoes. Emptying used kiddie pools and fountains and refilling them with fresh water, cleaning gutters of leaves and other rain-blocking debris and filling in puddles with dirt are just some of the ways to reduce the buzzing bugs in your yard.

**Going to the birds.** Setting up a few bird houses in your yard is not only a great way to enjoy the beauty of our feathered friends, but it also mitigates bug problems, since many birds love to dine on dragonflies, dung beetles and the ilk.

**Candle in the wind.** When outdoors, ignite an all-natural bug repellant candle nearby to keep the bugs at bay, and enjoy the sweet smell of citronella, lavender, mint and other aromas that pests find repugnant. Brands such as BioSensory, Solay, Melo and Yankee Candle have jumped onto the debugging bandwagon and offer eco-conscious candles.

**Light up the night.** Many high-flying insects are drawn to light like a moth to the...you get the idea. So, why not install an elevated yellow bug light on your back porch or deck to attract those critters up and away from the ground (and you!) when you spend an evening outdoors. Of course, be sure to review our CC&Rs or talk with to an association representative to make sure your bug lights are in compliance with our rules.

## Help Keep Our Community Green

Like leaders in more and more associations these days, our community leaders strive to use environmentally friendly products and services. Here are some tips that you can use in your home to continue this positive trend in the community:



- Use organic products, such as organic lawn fertilizers, which are less harmful to the environment.
- Choose latex paints over oil paints, which are harmful to the environment.
- Use energy-saving light bulbs.
- And, at home and at work, save and reuse scrap paper.

The little things, when done consistently by enough people, can really add up.

## Why a Maintenance Schedule is Important

From time to time, residents submit maintenance requests and become frustrated when something isn't attended to immediately. Part of the reason for the delay is that the association develops and follows an annual maintenance schedule, and the manager knows that next month's routine maintenance will take care of the We also use the schedule to address small unseen problems before they become noticeable.

The association schedules routine maintenance for a number of reasons.

- It eliminates unexpected replacements and breakdowns.
- It keeps costs down because repairs are not made on an emergency basis.
- It extends the lives of expensive common elements and reduces reserved funds



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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.premiermgtconnect.com/dominion](http://www.premiermgtconnect.com/dominion)

## Recycle that Cell Phone



The next time you're ready to upgrade your cell phone, recycle the old one! If all the estimated 100 million dead

cell phones were recycled, the United States could save enough energy to power more than 194,000 U.S. households with electricity for one year, according to the U.S. Environmental Protection Agency (EPA). Less than 20 percent of unwanted cell phones are recycled each year, according to the EPA.

Recycling can help the environment by keeping usable and valuable materials out of landfills and incinerators. Cell phones are made of precious metals, copper and plastics, which require energy to mine and manufacture. Recycling these materials not only conserves resources, but reduces air and water pollution and greenhouse gas emissions. Earlier this year, EPA teamed up with cell phone retailers, manufacturers and service providers to develop collection programs. Some charitable groups and state or municipal solid waste programs also offer cell phone recycling.

To find out where to recycle your cell phone, visit [www.epa.gov/cellphone](http://www.epa.gov/cellphone).

## Heading Off Burnout

Try a few tips for keeping burnout at bay.

Exercise at least three times a week. Running, weight lifting, bike riding—anything that gets your heart and lungs working burns off stress. Exercise releases endorphins that boost your mood and it dissipates built-up stress that otherwise leads to burnout.

**Make time for a hobby.** An art class, cooking, reading, sewing—anything that's not part of the regular grind and that helps you relax will balance the things that wear you down.

**Practice breathing exercises.** "Just breathe!" Yes, it's an old cliché, but there is a grain of truth behind every cliché. Deep breathing gives your body a boost of oxygen and it releases tension in your abdomen around your heart.

**Get away.** Take a walk at lunch, and don't take work home. Leave the office at the office. At home, find a time and place where you can relax and unwind. Even 15 minutes of relaxation can relieve stress.

**Laugh.** Sometimes it helps to look at a situation and just laugh. If that fails, read the jokes that your uncle's cousin's best friend is e-mailing you three times a week. Pick a comedy next time you go to the movies or surf channels.

**Take up yoga or tai chi.** These disciplines have a restorative effect and are sure burnout busters.

Burnout can creep up on you slowly. Watch for the warning signs and stay ahead of it. Your heart, family and employer will thank you.