

Las Brisas Hills

Herald

JANUARY 2010

CURRENT BOARD OF DIRECTORS

The current Board of Directors for the 2009 fiscal year is as follows:

Trace Rowland	President
Damon Dukes	Treasurer
Vivian Ross-Easton	Secretary
Mandy Stadler	Member at Large
Kim Morris	Member at Large

ANNUAL MEETING REMINDER

The Annual Meeting of the membership is scheduled for Thursday, January 28, 2010, at 6:30 P.M. at the community clubhouse. The meeting will begin promptly at 6:30 P.M. Management advises all attendees to be there no later than 6:15 P.M. for check in purposes.

In order for the Annual Meeting to be conducted the Association will need **50% of eligible voters** to be present or represented by proxy. To date, we are no where near the requirement to hold the meeting. If you have not remitted your proxy that was previously mailed it is imperative that you return the proxy to the on-site office no later than January 26, 2010 at 5:00 P.M.

ANNUAL MEETING AGENDA

- **Election of 3 directors for a two year term**
- **Presentation reports**
- **Old Business**
- **New Business**
- **Common area question and answer forum**

Should you have any questions concerning the Annual Meeting of the Membership, please contact the on-site office at 972-255-1835. We hope to see everyone at the meeting on January 28, 2010.

HOLIDAY DECORATION CONTEST

Congratulations to the winners of the first annual holiday decorating contest. The landscape committee would like to thank everyone who participated in the contest, as it was a very difficult decision to determine the winning homes. The results of the contest are as follows:

First Prize	\$100.00	4244 Cuesta
Second Prize	\$75.00	2626-2630 Encina
Third Prize	\$50.00	4269 Cuesta
Honorable Mention		4217 Madera

Management would like to thank the landscape committee for their continued efforts in making Las Brisas Hills Condominiums Association a great place to reside.

LOWER GATE ON CUESTA/MADERA

There have been some questions and/or concerns with the operation of the lower gate on Cuesta/Madera. Please remember that vehicles are not permitted to stop between the gates as the gate will close. The gate on lower Cuesta/Madera was designed by the City of Irving as well as the Fire Department. The safety loops for the gate are just before the gate and just after the gate. There are no safety loops for vehicles that are sitting between the gates. Vehicles **must** wait until the vehicle in front of them clears onto the road prior to moving through the gate. Vehicles tend to travel at excessive speeds up and down Las Brisas Drive so the Board of Directors is encouraging owners to take the necessary precautions while exiting the gates. Finally, please remember that the Association is not responsible for damages to vehicles caused by the gates. A basic rule of thumb to remember is that one vehicle is permitted to exit the gate at a time.

FREEZING TEMPERATURES

The Association as well as individual owners had several pipes freeze and burst during the bitter cold temperatures. Management would like to thank anyone who was affected by flooding for their patience during these trying times. The Association attempted to do everything in its power to address these repairs as quickly as possible. In addition, Management would like to thank Damon Dukes for countless hours of his time to aid owners and the plumbing company. The condominiums are constructed with water lines in exterior walls, and it is the duty of every owner and resident to protect such water lines from freezing during the winter months. During periods of anticipated below-freezing temperatures, water lines in exterior walls should be allowed to drip continuously, and cabinets enclosing plumbing lines should be left ajar. Dishwashers on exterior walls should not be used during and immediately following periods of extreme cold. Failure by an owner or resident to monitor the local weather and take appropriate precautions shall be deemed negligence and an owner whose failure or inaction results in damage shall be responsible to the Association and/or other occupants.

Required Actions. In the event of sub-freezing weather conditions, the following precautions shall be taken:

- a. Leave heat ON in unit (Even if leaving town, at a MINIMUM of 70 degrees).
- b. Leave water running at a low rate (both hot and cold) during all times in sub-freezing temperatures.
- c. Leave cabinet doors under sinks and closet doors to washer and dryer open to allow circulation of warm air.
- d. Turn water OFF to icemaker and turn icemaker OFF; or, if not possible, empty ice bin so that ice will continue to be made at all times.
- e. Disconnect outside hoses from spigots and protect faucets within the unit's patio from freezing.

PETS (MOSTLY DOGS IN THIS CASE)

Management and the Board of Directors seem to be receiving more complaints these days of owner's allowing their pets to roam the community without a leash. Please be advised that this violates the rules and regulations of the community as well as the City Ordinance. The rules and regulations of the community specifically state, **"A permitted pet must be maintained inside the unit, and may not be kept on patios or balconies. No pet is allowed on general common elements unless carried or leashed and accompanied by the pet's custodian. No pet may be leashed or staked on common elements."**

In addition, the Board of Directors received several complaints at the January 18, 2010, Board of Directors meeting with regard to owners not cleaning up after their pets. Please remember that it is the pet owner's obligation to clean up after their pets. Owners may and will be fined for not picking up after their pets. This behavior breeds rodents and damages the landscaping of the community for which all owners pay.

The Board of Directors considers this to be the final notice to all owner's of the community. Rues and Regulations concerning pets were specifically drafted to ensure the safety of the community as well as the residents.

NUMBERS TO REMEMBER

On-site Office	972-255-1835
On-Site Office (fax)	972-255-8479
Emergency Number	214-850-1307
On-site Office (e-mail)	lbhmngr@aol.com
Barker Financial	972-644-3801
Barker Financial (fax)	972-644-3810
Time Warner Cable	972-742-5892
ASG Security	800-299-9900
Animal Control	972-721-2256
City of Irving Police	972-721-2661
North Texas Pest Control	214-766-4318