

# Bakers Branch Bulletin

## February 2018

Bakers Branch Estates Homeowners Association, Inc.

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

[www.bakersbranchestates.nextdoor.com](http://www.bakersbranchestates.nextdoor.com)

Neighbors,

We hope everyone enjoyed the upgraded holiday decorations for the entrances this year, and would love to hear your feedback or suggestions for future holiday décor.

The landscape lights in the entrance beds are being replaced in the next week and will greatly improve visibility and attractive look of the neighborhood entrances at both Sweetwater and Big Canyon.

We were excited to approve a new budget without the need for increasing HOA dues, and are looking forward to seeing many of you at the annual meeting coming up later this month. We have lots of door prizes, so don't miss out!

If you would like to help us plan the block parties and neighborhood events for this year, please reach out to us at [admin@bakersbranchhoa.com](mailto:admin@bakersbranchhoa.com) with your ideas.

Feel free to contact us any time with questions or suggestions. We welcome your input!

Thank you,

*Your HOA Board*

### Dates to Remember:

**Mon, 2/26, 7PM**  
**Annual Homeowners Mtg**

**LISD Spring Break**  
**March 12th - 16th**

**Mon, 3/19, 7PM**  
**Board Meeting**

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## Mon, Feb. 26, 7PM at CAC - Annual Meeting

Our neighborhood annual meeting is scheduled for Monday, February 26, at 7PM at the Community Activity Center in the Pecan room. We are sending out official notices to each homeowner this week and request that you respond with whether you're planning to attend as well as filling out the proxy or ballot to vote for board members up for re-election. Christy Allen (secretary), Carter Strey (treasurer), and Kelly Long (ACC) are running to remain in their Board positions. If you would like to run, please contact us by February 15 to have your name added to the ballot.

We are giving away two door prizes of 6 months of HOA dues (\$180 value) plus several other prizes donated by local businesses; you won't want to miss!

## *Bakers Branch Outstanding Yards*

### Congratulations to our January Winners!

1008 Big Canyon (Jacob Family)

1409 Currant Way (Sowell Family)

\*\*Thanks to Calloway's for sponsoring this program.\*\*



To recommend a neighbor's yard for the Yard of the Month award, please contact Jennifer Speer at [landscape@bakersbranchhoa.com](mailto:landscape@bakersbranchhoa.com). Each month two winners receive a \$25 Calloway's credit.

#### Helpful Links

[NextDoor Neighbor Website](#)

[Flower Mound Cares](#)

[Videos of Town Meetings](#)

[Parks & Trails Map](#)

[Utilities](#) / [Trash](#) / [Code Enf.](#)

[Community Activity Center](#)

#### Get Spring Projects Approved

If you are planning renovations to the yard, fence or house this spring, please remember to check with the [Town to see if a permit is required](#) and with our Architectural Control Committee (ACC) for approval.

ACC guidelines and request forms are located on the [HOA website](#); if you have questions, please contact Kelly Long at [acc@bakersbranchhoa.com](mailto:acc@bakersbranchhoa.com).

### Update on Proposed Neighborhood on Gerault

Contour is developing the Magnolia Court subdivision proposed on Gerault between Sweetwater and Spinks. The community plans to have 57 homes built by Weekley Homes, internal green space and water retention pond and will extend / connect the Town's trail system. Initial plans had 3 entrances on Gerault Rd; however, the layout of the neighborhood has changed, now with 1 entrance on Gerault and 1 entrance on Spinks.

The developer will host an informational meeting for surrounding neighbors in the near future, and we will pass that info along to all. In order to build the development as planned, **they are requesting a variance from the Master Plan to allow the smaller lot sizes being proposed, which will require a super majority vote from the Town Council.**

Please contact [Jack Murray](#) of Contour Development with questions.



## Join Blooming Rewards

[Click here to sign up today!](#)

- Earn one Reward Point for every dollar spent
- For every 300 Reward Points earned, get \$5 to spend on a future purchase
- 30% off one item during your Birthday Month
- Special email offers
- And more!





### Open Enrollment Special

50% off the 2nd & 5<sup>th</sup> full months tuition!

KLA will also waive the registration fee.

This is over a \$1500.00 savings!

*\*Offer expires March 30, 2018*



### Reggio Emilia Approach

8 weeks old – 12 years old

+600 Bridlewood Blvd. Flower Mound, TX 75028  
(469) 993-1031

Join us in welcoming the newest addition to the Jonathan and Kelly Cargo family.



Leo Cargo  
born January 24th.

**Mailing address:**

2230 Morris Rd  
Ste 100, PMB 129  
Flower Mound, TX 75028

E-mail: [admin@bakersbranchhoa.com](mailto:admin@bakersbranchhoa.com)

**Your HOA Board**

[Melanie Carr](#), President, 214-450-7612

[Dan Millner](#), Vice President

[Kelly Long](#), ACC Chair

[Christy Allen](#), Secretary

[Jennifer Speer](#), Landscape Chair

[Carter Strey](#), Treasurer

vacant, Activities Chair

**WE'RE ON THE WEB:**

**[WWW.BAKERSBRANCHHOA.COM](http://WWW.BAKERSBRANCHHOA.COM)**

If you are looking for information about the homeowners association, including our Covenants, Codes & Restrictions (CC&R's), Bylaws, Architectural Control Committee (ACC) contacts or guidelines, Board member contacts, upcoming events/dates, check our website often for current information. Also, we keep a neighborhood database of email addresses for use in distributing neighborhood information, neighborhood watch alerts, etc. and if you would like to be added to that database (we will keep your email address confidential), please send your information to [admin@bakersbranchhoa.com](mailto:admin@bakersbranchhoa.com).

**Want to Volunteer or Earn Service Hours?**

Are you and your family looking for places to volunteer or find service hours?

Check out these opportunities:

[Christian Community Action](#)

[Children's Advocacy Center for Denton County](#)

[Flower Mound Assisted Living](#)

[Town of Flower Mound](#)

[USO at DFW](#)

**Contractor's List**

Looking for contractors to get some work done around your home or yard this spring? We have a list of contractors your neighbors have recommended over the years and it's accessible on the [HOA website](#).

[Please let us know](#) if you have recommendations to add at any time.

**Being Kind**

**SPEAK WITH RESPECT**

*listen carefully*

**ASK NICELY**

*Help others*

**USE THE GOLDEN RULE**

*Apologize with grace*