

2015 Bulletin

Mail Structures:

The board is requested that you do not tape anything to the mail boxes. The board spent a good sum of money to have the mail boxes cleaned, sanded and refinished. The tape will dried out and leaves a stick film that just collects dirt.

If you need to post something (lost dog/cat) tape them to the wood post or email the poster to ccmhoa@ccmhoa.org and it will be emailed to those homeowners who email addresses we have.

Roof Covering Materials:

Roofs need to be checked. Some homeowners have reported water damage to the roofing plywood resulting in leaks. Check your attic space.

Painting:

Most of the homes are 13 to 14 years old. Homes need to be painted every 10 to 15 years to protect your investment. Please review your siding for signs of mold, decay and paint chipping. Remember to submit a [ARCHITECTURAL REQUEST FORM](#) before starting the project.

CC&R Reminder:

A copy of the Deed Restrictions are available at: [CCMHOA Deed Restrictions](#)

4.1 to 4.4 Approval of Building Plans. The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") for the Clear Creek Meadows Community Association, specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee before the improvement begins. To assist in your compliance with this restriction, email your plans and specifications for the proposed improvement to CCMHOA@CCMHOA.ORG or mail to the PO Box.

The ACC form is available at: [ARCHITECTURAL REQUEST FORM](#)

3.10 Storage of Automobiles, Boats, Trailers and Other Vehicles. No non-motorized vehicle; trailer, boat, marine craft; hovercraft; aircraft; machinery or equipment of any kind may be parked or stored, on any part of any Lot, easement, right-of-way, or common area unless such object is concealed from public view inside a fence or inside a garage provided the doors may be closed and secured or other approved enclosure.

3.13 Walls, Fences, and Hedges. No hedge in excess of three feet (3') in height, walls or fence shall be erected or maintained nearer to the front Lot line than the walls of the dwelling existing on such Lot. No side or rear fence, wall or hedge shall be more than six feet (6') in height. All fences and walls shall be of cedar construction or better. No chain link fence type construction will be permitted on any Lot.

3.15 Lot Maintenance. The Owners or occupants of all lots shall at all times keep all weeds and grass thereof cut in a sanitary, healthful and attractive manner.

From: GardenLine is heard exclusively on NewsRadio 740 KTRH 6-9:45 a.m. Saturdays and 7-10 a.m. Sundays.

PRE-EMERGENT HERBICIDES

Since most of the weeds that are up now will burn away in the heat of a Texas summer; let's focus first on keeping late spring and summer weeds from being a problem. This is done during the end of February through the first of March with pre-emergent herbicides. Pre-emergent herbicides control the grassy weeds (crabgrass, goosegrass, Dallisgrass and Johnsongrass) that are such a problem May through July.

The only truly effective way to control these weeds is to prevent them. If you do the pre-emergent application right, you'll never need to use a weed-and-feed. But it is critical that pre-emergent applications are put out before the end of March. The best pre-emergent herbicides for February application are Barricade and Dimension. Preen is another brand-name pre-emergent found at big-box stores. Barricade or Dimension from the Nitro Phos and Fertilome are found at smaller independent nurseries and garden centers. Other pre-emergents are Betasan, Treflan, and Surflan. Green Light makes two three pre-emergent herbicides — First Down and Amaze. A third from Green Light simply says "Betasan."

EARLY GREEN-UP TRICKS OF THE TRADE:

The best kept secret in lawn fertilization — one even I was unaware of until two years ago — is the use of a basic 3-1-2 ratio fertilizer in late February or early March. You may recognize the ratio from the GardenLine fertilization schedule. But this 3-1-2 is a basic, immediate release fertilization. And the best fertilizer I've found for this purpose is a 15-5-10. But remember, it should not have the words "slow-release" or "controlled-release" on the bag. Don't don't be lulled into a false sense of security if you experience an early green-up but have not followed the basic fertilization schedule for early April. Also, be sure that there are no freezes on the horizon. All is not lost if you miss the basic fertilization by 2 or 3 weeks, but try to get back on schedule.

WEED-AND-FEED:

I don't recommend weed-and-feed fertilizers because of the atrazine found in most.

If misused or over-applied, atrazine is notorious for moving very quickly through soil, eventually contaminating ground water. And even the weed-and-feed bags warn against getting it near the drip line of trees and shrubs. But I realize that many people need to solve a winter weed problem before getting busy with the basic fertilization schedule.

End of GardenLine information.