

# Bakers Branch Bulletin

## August 2018

Bakers Branch Estates Homeowners Association, Inc.

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

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

Neighbors,

It's hard to believe that school has started, and summer break is ending! (Watch out for those school zones).

We are going to miss Kelly Long (Board Member, ACC Chair) and her family as they move away soon. She has been a great help to the Board and the neighborhood over the last couple of years, and we wish her family well in their new adventure.

Please join us in welcoming our newest board member, Sheila Doherty, appointed by the Board to fill the empty position of Activities Chair. We are grateful for her time and support!

Last month, there was an incident with neighborhood teens setting off fireworks in the road on Rosemary Dr., flames from which a neighbor had to run out and extinguish. Thank you for reminding teens that setting off fireworks in city limits is strictly prohibited and can create a fire danger for surrounding homes.

We look forward to seeing you all around the neighborhood, and wish all the families well as kids start back to school this week!

Thank you,

*Your HOA Board*

### Dates to Remember:

Wed, Aug 15  
First Day of School LISD

Mon, Aug 27  
7PM, Board Meeting

Sept 3  
Labor Day Holiday

Sun, Oct. 7, 7PM  
Block Party Movie Night

Outstanding Yards Park Updates	2
Fall Block Party Info Calloway's Program	3
Need a Permit? Helpful Info	4

## Sidewalk Repairs — Avoid Expensive Fines & Cost!

A neighbor recently reported to Town Code Enforcement another neighbor's sidewalk in need of repair (yes, homeowners are responsible for their own sidewalks in Flower Mound). Instead of \$500 for already scheduled repairs, the cost rose to \$2,000 since Town required entire front walk be replaced. **(Please be kind and at least attempt to contact a neighbor directly before reporting them; they may already be addressing the issue).** (Dozens of homes — possibly yours — in the neighborhood currently have sidewalks in need of repair).

Town Code states sidewalks need repair if there is vertical displacement of adjoining sections greater than 2 inches, if lateral separation of adjoining sections exceeds 2-1/2 inches, if inadequate drainage allows 1/2-inch of water to pool up after rain, or if cracking, settling or chipping constitutes an unsafe condition to the public. **Take advantage of Town's sidewalk repair program to reduce your cost (it can even be spread out over months on your water bill).**

## *Bakers Branch Outstanding Yards*

### Congratulations to our July & August Winners!

1317 Cayenne (Tait family) & 1421 Basil (Cannon family)  
1313 Paprika (Quan family) & 1301 Tarragon (Nelson 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 store credit.

### Helpful Links

[NextDoor Neighbor Website](#)

[Town "Stay Connected" Options](#)

[Videos of Town Meetings](#)

[Parks & Trails Map](#)

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

[Community Activity Center](#)

[FamilyEguide \(local activities\)](#)

### Come see us on Facebook

In case you hadn't heard yet, we have a private neighborhood group on Facebook for easily sharing and communicating with neighbors — i.e. lost pets, contractor recommendations, fun events, etc. Check it out and request to join at

<https://www.facebook.com/groups/216156922295082/>

### Park Updates & Disc Golf

Town began construction on the final phase of Heritage Park this spring. Expected to be finished by November this year are the addition of an 18-basket disc golf course (from the west side of Garden Ridge to the east side by the dog park), bronze wildlife sculptures and interpretive signs along the trail, a scenic overlook, a sundial entry circle, trellis shade structure, 5 wildflower stations (blooming at different times), and a nature observation platform,

### Fall Garage Sale

Coming to your neighborhood on a Saturday in October!

Watch for exact date coming soon.





## 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!



CALLOWAY'S  
NURSERY

### **Fall Block Party** **Mark your Calendars!** **Sunday, October 7, 7PM**

Come join us on the Cilantro greenbelt for a fun evening watching a movie or football game on a huge inflatable movie screen!

Free food & drinks  
and a fun time with neighbors while you enjoy the show.

Bring chairs or blankets for seating.

If you have ideas for making the evening even more fun,  
please let us know today!

(Email [activities@bakersbranchhoa.com](mailto:activities@bakersbranchhoa.com))

**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  
vacant, ACC Chair

[Christy Allen](#), Secretary

[Jennifer Speer](#), Landscape Chair

[Carter Strey](#), Treasurer

[Sheila Doherty](#), 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).

**Need Permit or Approval?**

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. **Also, please be courteous and discuss your project well in advance with adjacent neighbors who could be affected by your project (view, shared property, etc.).**

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). (**Note:** Fences need to be re-stained once they are 50% faded. [See the approved color list](#)).

**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.

**Good Neighbors**

*When we seek to  
discover the best in  
others, we somehow  
bring out the best in  
ourselves.*

