

# Hello Neighbors!!

It has been suggested that I report to you about the recent Annual Meeting of the Stone Creek Estates Homeowners Association. And it is time to bring us all up to date on what has been accomplished as well as future possibilities.

The meeting was held Saturday, January 21, 2017, with 2016 President March Maher leading the meeting. The Association financial report for the 2015-2016 years was given, along with a proposed budget for 2017. A full financial report is available on request from any Association member by emailing either me (Jay Comstock at [jayc.stonecreekhoa75007@outlook.com](mailto:jayc.stonecreekhoa75007@outlook.com)) or Alex Chacko ([alexkaysee@hotmail.com](mailto:alexkaysee@hotmail.com)). The Association ended the year with enough funds to complete its portion of the landscape project and enough to cover the expected utility and routine landscape maintenance for 2017.

## **Election of officers**

March led the annual election of officers for the 2017 year.. Jay Comstock was elected president, Kirsten Berlan was re-elected secretary, and Alex Chaco is the new treasurer.

## **Report on landscape project**

March reported on the progress of the landscape project. The 2016 officers had submitted a grant proposal to the City of Carrollton and nearly \$23,000 was approved. The initial project included water access, sprinklers and plant materials at both sides of the Old Denton and Rosemeade entrances, and electrical hookup for the Old Denton entrance. Not all the project is finished, but finalization of this phase should be completed in the next few weeks. In addition to the City grant money, Association funds of over \$4,300 were spent or committed for the project. And Association members provided over 800 volunteer hours in planning and working on the entrances for several work days last year.

## **HOA website**

Dan Davidson, one of our members, has developed an Association website ([stonecreek-hoa.org](http://stonecreek-hoa.org)). The intention is to be a means of informing our neighborhood concerning items of general interest to Stone Creek residents.

## **Our good legacy**

Since Stone Creek HOA is a voluntary association, open to all homeowners in or residents of Stone Creek, we depend on the volunteer efforts of our neighbors. I want to express my appreciation to Terry Woliscroft, association treasurer since the early days of our development, and March Maher, our 2016 president. Both men have been Good Neighbors, getting us to where we are today. March continues as the co-chairman of our Landscape Committee. I will be drawing on their experience and wisdom in the coming days.

## **Looking Ahead**

It seems to me that we as neighbors share some common goals that our voluntary association can pursue.

**First**, we want a safe neighborhood. One of the topics discussed at the annual meeting is the City's plan to upgrade Old Denton between Frankford and Hebron. I am grateful for the improved look of Old Denton from Trinity Mills to Frankford, now that the landscaping is about finished. But we all remember the traffic challenges during the construction.

With similar street improvement congestion at our door step in the near future, we are concerned about neighborhood safety, particularly when impatient drivers discover that they can "cut through" by using Creek Bend and Waynoka. March Maher is working with the City to determine steps that can be taken to minimize the traffic risk. If you want to help in this area, contact me or March ([march.maher@verizon.net](mailto:march.maher@verizon.net) or 214-724-1694).

**Second**, we want to preserve—and hopefully enhance—our property values. The appearance of the two entrances are tangible ways for our neighborhood to come together. Much has been accomplished already. But even when the current work under the City grant is complete, we still need to provide electric power to both sides of the Rosemeade entrance. The Landscape Committee is getting three bids from electrical contractors for that work. When we have the needed information, I will send it to all the Association members for your input and decision about the direction we should take. One option is to apply for another City grant—but it is questionable about our being approved, since we just received a significant amount in our current grant. A second option is for the Association to cover the cost ourselves—and that will depend on the dues received from the homeowners. That will be an Association decision.

A smaller project (which won't require Association funds) is that we are going to power wash the stone walls behind our north and south entrances. Let me know if you would like to help with this. After that, one of our folks will touch up the paint job on the Old Denton signs so that they look as sharp as the new Rosemeade signs.

The landscape work and the ongoing costs of utilities for the entrances require that we keep the Association in good financial standing. So our Outreach Committee will be working in the next few weeks to solicit voluntary dues from the Stone Creek residents who have not yet made their 2017 contribution.

**Third**, some of us would like to have opportunities to get to know our neighbors better. Our Socials and Events Committee will be planning a couple of events for Stone Creek for this year. If you would like to help in this area, contact Liz Lancaster ([lizlancaster4@gmail.com](mailto:lizlancaster4@gmail.com)) or let me know.

**Finally**, let me know how we as an Association can better serve our neighborhood. At March's suggestion, I will be meeting a couple of times this year with an "Advisory Group." This will consist of the officers and committee leaders, as well as any interested Association member to share concerns and ideas for the betterment of our neighborhood. Let me know if you would like to participate in any of these. They will be open to the residents of Stone Creek.

I look forward to a wonderful 2017 with you.

Jay Comstock, 2017 president  
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