



A PUBLICATION OF THE LAWLER PARK HOMEOWNERS ASSOCIATION, INC.

# LAWLER PARK

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## Upcoming Social Events

Mark your calendars for upcoming social events in the Community:

### FOURTH OF JULY PARADE JULY 4TH

#### HEADING OUT AT 10:00 AM

Join us for a parade, led by Frisco Fire and Police Departments, and will leave from the school parking lot at 10:00 am. The route will head north on Shackelford Drive and then to the pool. Kids are welcome to drive/ride and decorate their bikes, cars, scooters, etc., in patriotic themes using red, white and blue. Adults are welcome to throw candy.



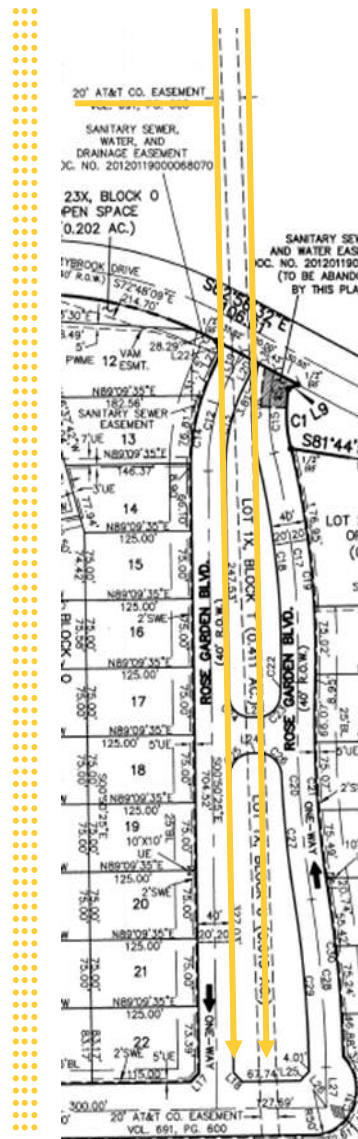
### DIVE-IN MOVIE AT THE POOL AUGUST 13TH 8:00 PM

Popcorn, candy and refreshments. We will be showing a recent Disney Movie, so bring your floats and/or chairs.



## Unknown Fact

Lawler Park contains one of many of AT&T's infrastructures; this underground equipment runs from Sowell to Countrybrook. This equipment provides service to San Antonio and Chicago, and if the soil is disturbed to a certain depth, a siren sounds. Under no circumstance, should any digging be performed in this area (see highlight on the left).



## Friendly REMINDERS

- ▶ Remove guide wires and stakes from trees if they have been in the ground 12 or more months
- ▶ Refrain from taking a 10 second shortcut through the pool parking lot
- ▶ 10' easement behind Mossvine; not for Homeowner use or storage; please removal all items currently being stored
- ▶ For reporting street light outages, please visit [www.ongor.com](http://www.ongor.com)
- ▶ Payment plans available and can also have dues statements emailed to you
- ▶ Homeowners with front entry, all receptacles shall be screened with landscape material so they are not visible from the street from in front of the Lot. Homeowners with rear entry driveways need to store receptacles so they do not interfere with neighbors backing out of their driveways, and receptacle lids are closed at all times
- ▶ Be sure to obtain approval before commencing on any exterior modifications
- ▶ Communication is the key to success – In order to keep you up-to-date on social events, projects, etc., at the Community, we need your contact information. If you do not receive the monthly email regarding Board Meetings, we do not have your email address. Please email your contact information to [tina.mcwilliams@fsresidential.com](mailto:tina.mcwilliams@fsresidential.com). Once your account is updated, you will receive an email with a temporary password which will allow you access to the FSRConnect website

## Love Grass Occupants

We are always receiving concerns of rodents and reptiles that may be lying in wait in the Love Grass, so we did a little investigating on which snakes are poisonous and which are not:

Texas is home to over 105 different species and subspecies of snakes. Only 15 of those are potentially dangerous to humans. Learn to recognize the snake species that are likely to be in the area. Please do not kill a snake - even a venomous one. Snakes serve a valuable function in the environment. The majority of bites result from people taking unnecessary or foolish risks with venomous snakes. Understanding what snakes look for in suitable habitat can help you know when to be wary. Understanding their behavior will help you know what to do if you encounter one.



- ▶ Remove any brush, wood, rock or debris piles from around the residence - they make great hiding places for snakes and their prey - rodents.
- ▶ Always wear shoes while outside and never put your hands where you cannot see them.
- ▶ Be careful when stepping over fallen logs and rock outcroppings.
- ▶ Take care along creek banks and underbrush.

Snakes do not prey on humans and they will not chase you, in fact they usually retreat or escape if given the opportunity. The danger comes when they are either surprised or cornered. Do not play around with a dead snake, they have been known to bite and envenom.

## House Mice & Rats

Mice and rats are complex, unique beings with the capacity to experience a wide range of emotions. As highly intelligent as our canine friends, they're natural students who excel at learning and understanding concepts.

Much like us, mice and rats are very social creatures. They become attached to one another, love their families, and enjoy playing, wrestling, and sleeping curled up together.

Mice and rats are fastidiously clean animals who groom themselves several times a day and are less likely than dogs or cats to transmit parasites and viruses.

## Did You Know?

- ▶ Rats love to be tickled, and they make chirping noises that sound like laughter.
- ▶ Mice and rats are so smart that they can recognize their names and respond when called.
- ▶ Rats naturally have a pleasant perfume-like scent.
- ▶ Rats have excellent memories, and once rats learn a navigation route, they never forget it.

Rats can bite, but generally, they don't like to, and will not do so without a reason. And a lot of the time, they will give you fair warning beforehand (this is where knowing your rat body language comes in helpful).



# MAY Yard of the Month Winner



## Don't Let Ants Bother You at Home!

### Ants are #1.

Did you know that ants are the single most common pest problem in our homes? Ants are beating out rodents, termites and even roaches for the title. Don't let them become a problem in your home.

### Ants and Food Sources

Most ants are attracted to foods that are sweet, greasy and protein-rich. Areas in your home such as countertops, pantry floors, stoves, trash containers even laundry rooms are common places where ants reside. Your best defense against an invasion of household ants is to eliminate food sources. This can be done by consistently wiping up spills, removing trash and vacuuming frequently, storing food in tight containers and not leaving dirty laundry on the floor. Your pet's food is very easy for ants to detect. Simply picking up the bowl and cleaning it after they are finished eating is a good way to keep ants away.

To learn more about ants, please visit [pestdefense.com](http://pestdefense.com).

# SCOOP THE Poop!



**D**og and cat waste left on the ground is more than smelly and unsightly....it pollutes our water and poses a health risk for pets and people, especially children! Please remember to always Scoop the Poop and to dispose of pet waste properly!

### Human and Pet Health

- ▶ Giardia
- ▶ Roundworms
- ▶ Salmonella
- ▶ Other viruses and parasites

### Water Quality

- ▶ Algae and aquatic weeds
- ▶ Reduced oxygen for fish
- ▶ Unsafe recreational areas for fishing or enjoying

### What Can I Do?

1. Bring It! Carry a scooper bag when you walk your dog.
2. Scoop It! Use the baggie like a glove, scoop the poop, invert and seal the bag.
3. Toss It! It belongs in the trash.
4. Place a Sign! Put a "Scoop the Poop" sign in your yard to encourage your neighbors to scoop it up too!



# City of Frisco Information

As many of you know, in March we learned that an application had been filed with the City of Frisco to request re-zoning of the 123 acre land directly to the west of Lawler Park. At that time several residents contacted the City Planning Department to get more details on the proposal. The current zoning on the land is for single family homes, a small section of multi-family and a commercial strip along Coit. The proposed zoning request is to remove the multi-family and commercial zoning and re-zone for all single family including 40' patio homes, 55' lots and 65' lots.

As concerned residents, we began a dialogue with the City Planning Department to learn more details. In addition, Susan and her husband Eric began attending all the Planning & Zoning and City Council meetings on Tuesday nights to learn how the process works to get new zoning passed. Subsequently Amit and Susan were asked to be on the City Liaison Committee of our HOA to get City updates and keep Lawler Park informed. We delivered letters to everyone's mailbox asking for email addresses so that we can send you these updates.

We have learned that to get re-zoning approval, a developer must submit a preliminary site plan and work with the various City departments to assure it meets their codes and requirements. They must also meet with surrounding neighborhoods to share their plans and receive input. The City has been very transparent in sharing the plans with us and allowing us to voice our thoughts/concerns. We have found them to be very sensitive to the input of Frisco residents. Amit and Susan have met with many of the Planning and Zoning Commissioners and City Councilmen and believe developing these relationships is important.

Once a developer and City think the plan is workable, the developer must go before the Planning and Zoning Commission to request approval. The developer must post signs along major thoroughfares on the subject land 14 days prior to going before the Planning & Zoning Commission at one of their regularly scheduled Tuesday night meetings. The City will also send out postcards to residents living within 200 feet of the boundary lines of the property to notify them of the date the case will be presented to Planning & Zoning. When the developer is ready to submit his plan, they should be providing a copy of it to our HOA. Hopefully an HOA meeting can then be quickly scheduled to show it to all Lawler Park residents. You as residents would then have the opportunity to attend that Planning & Zoning meeting and voice your opinion.

You may have noticed signs already posted along Coit. This is because they thought they were going to be on the agenda at Planning & Zoning in May, however the City has pushed back on some of the details of the plan and it is being delayed. We would like to continue to keep everyone informed. We do not have a complete email list for Lawler Park yet and would encourage you to send your email address to Amit and Susan for this purpose.

([Amitodaga@gmail.com](mailto:Amitodaga@gmail.com) and [susanhanson@verizon.net](mailto:susanhanson@verizon.net) )

Thanks to many of you for participating in the recent City Election – the City knows who votes and it can have a positive impact for Lawler Park if we have a large turnout. They listen to voters! Bill Woodard who is currently on the Planning and Zoning Commission is running for City Council. He and Shona Huffman gained the most votes for the 2 open City Council spots, but not the required 50% plus 1 vote to win, so there will be a Runoff Election in June – we'll keep you posted and encourage you to vote!

From the City Liaison Committee

## How to Avoid Violations this Summer

Did you know that every year your community issues almost 500 violations to homeowners for not being in compliance with the documents of Lawler Park? Several of these violations can be avoided by some very simple help from every homeowner. Most homeowners bought a house in Lawler Park because as they drove thru the community, they were impressed with the maintenance and upkeep of each and every home. As the community grows, we need to continue the outward appearance of our homes. Below are just a few things you can do to make your home look nice and stay off the radar of those pesky violation notices.

- ▶ Put your trash cans away MONDAY night. Many of us have kids, this is a great chore to teach them responsibility and get them outside for a minute while you look over their homework.
- ▶ Add mulch to your flower beds twice a year. Mulch gives your flower beds a healthy and fresh look. It doesn't cost much for mulch, but makes a really big impact.
- ▶ Mow and edge your yard. Don't wait until you get the letter to do it. During the growing season, it is best to mow every week. As we all live busy lives, that is not always possible. This is great exercise for men and women and a great summer chore for kids!
- ▶ Put basketball goals away. These should always be stored out of view when not in use.
- ▶ Remove items from the exterior of your home. Please do not use the front of your house to store bags of trash, mulch, kids bikes, ladders, tires, etc. These types of items can bring down the appearance of your home.
- ▶ Take your Christmas Lights down. Not just the lights, but those clips that the lights go on.
- ▶ Replace any missing pickets on your fence. As our houses age, maintaining your fence is very important.
- ▶ Do not store any recreational vehicles or boats on your property in view. If for some reason you have to keep it at your house for a few days, please contact your manager so they don't have to contact you.
- ▶ Before you make any modifications to the exterior of your home, please fill out the ACC form and submit it to your manager.

These are all very simple violations that we need to work together as a community to maintain. If you see trash blowing around, please stop and pick it up. If you see signs on light poles for longer than a week, please drive by and remove them. We want Lawler Park to remain a nice place to live and you and your neighbors are the ones that can make that happen!

Thank you for all that you do at your home! Lets enjoy and safe and wonderful summer!



# Lawler Park Landscape

April 2016

A Community Newsletter

\$Free

## Landscape Committee Contact Information

Jerry Wells, Chair  
Cheri Kruse, Co-Chair  
[LawlerParkLandscape@gmail.com](mailto:LawlerParkLandscape@gmail.com)

Lawler Park HOA  
[www.fsresidential.com](http://www.fsresidential.com)

Tina McWilliams, CPM, RPA  
Senior Association Manager  
(214) 451-5454

**Good News!** As part of the HOA transition, Lawler Park formed its 7-member **Landscape Committee** in April, selecting Jerry Wells as Chair and Cheri Kruse as co-Chair. Committee responsibilities include maintaining the community's overall landscape integrity and appearance in accordance with Lawler Park's HOA bylaws (given to homeowners at closing): landscape design; lawn, garden, trees and shrubs maintenance; acceptable sprinkler/irrigation; trash can and debris issues; signage; patio maintenance and clutter; pet waste clean-up, etc. If you have suggestions, issues, concerns, or need approval for landscape design, please email: [LawlerParkLandscape@gmail.com](mailto:LawlerParkLandscape@gmail.com). You can find a copy of the bylaws on the Lawler Park HOA website: [www.fsresidential.com](http://www.fsresidential.com). (Select 'Homeowner' and follow the instructions to find the Lawler Park community website, which has lots of information including forms and documents. You may have to register to login if you have not set up your account yet.)

## Spring has sprung!

It's that time again: the season to mow, fertilize, plant, mulch, prune, and remove weeds from lawns and flower beds. Help keep Lawler Park looking great! Create a lush, thriving landscape. Fertilize throughout the growing season to create a thick, healthy turf, strong enough to choke out many undesirable weeds. You may want to add some color! A few great early-season flower choices include

Sweet Alyssum, Geraniums, Begonias, Hibiscus, and Petunias, or look into planting some "Texas Superstars", super-performing plants under Texas growing conditions, for a lasting and lush landscape. (See [texassuperstar.com](http://texassuperstar.com)) No time? Check with local nurseries, ask neighbors, or inquire on Lawler Park's Nextdoor or Facebook for recommended local landscapers that can help.

## Lawler Park's Trash, Recycle, and Watering Day is each Friday!

Please put garbage and recycle cans out no sooner than 24-hours prior, and remember to remove the cans as soon as possible, no longer than 24-hours later. For safety purposes and to be courteous, please move trashcans out of alleyways and streets to a location where children cannot hide or be seen behind them, and where cars cannot hit the cans. Also, please keep lids closed to prevent child access, rain-fill, or lid-noise on windy days.

### Spring and Early Summer Watering Schedule

#### DAYLIGHT SAVING TIME ([FriscoTexas.gov](http://FriscoTexas.gov) — [Water Resources](#))

Using a Sprinkler System:	2 days/week recommended
	Primary Day: <b>Friday</b>
Time-of-Day Restrictions:	Watering prohibited from 5am – 8am and from 10am – 6pm
Hand Watering, Soaker Hoses, & Drip/Bubbler Systems:	Allowed on any day, any time
Watering During Precipitation:	Not permitted

**[Enforcement:** Violations are observed by Frisco Public Works or can be reported by telephone or e-mail. Violations will be documented by electronic photographs, filed for review, and cited by the city. See the city website [FriscoTexas.gov](http://FriscoTexas.gov) for more info.]

**Keep a Lid on It!** The Lawler Park community is next to wooded areas. Leaving food or trash out especially while grilling can attract unwanted **wildlife**. Remember to also keep trash cans closed to prevent any unexpected guests.

**Scoop the Doo.** We have a pet-friendly community! Common areas are for all homeowners, not just pet owners. As a courtesy to homeowners, **please pick up after your pets**. It's the neighborly thing to do.

**Keep Lawler Park Beautiful!** Trash that blows in alleyways, yards, and in-and-around the community not only looks bad, but can attract unwanted animals looking for food. Let's do our part and help decrease the amount of litter on roadsides and improve the beauty and quality of the environment and Lawler Park by keeping trash cans closed and fleecing our yards. The City of Frisco has an Adopt-a-Street program. Any Lawler Park teens or organization interested in adopting the roadways of the entrances into our community or helping with the effort? See [www.friscotexas.gov/441/Adopt-a-Street](http://www.friscotexas.gov/441/Adopt-a-Street) for more information or email us at: [LawlerParkLandscape@gmail.com](mailto:LawlerParkLandscape@gmail.com)

## Introducing Lawler Park's Yard of the Month!

We will be out and about looking for the best maintained yard with springtime seasonal color. To nominate a neighbor's yard or your own, please email us at: [LawlerParkLandscape@gmail.com](mailto:LawlerParkLandscape@gmail.com). The May winner will receive a \$25 gift to Calloway's Nursery!

## Upcoming Events

The next **Chunk Your Junk** will happen on **Saturday, April 23** at 7171 IKEA Drive from 8 a.m. to noon. Visit <http://www.friscotexas.gov/1170/Chunk-Your-Junk> to see what junk is being accepted at this event.

Or visit our **Environmental Collection Center** on Wed 2-5 p.m. and Sat from 8 a.m.-1 p.m. See <http://www.friscotexas.gov/487/Household-Chemical-Disposal> for items accepted.

**We live in a great community! Thank you for keeping Lawler Park beautiful!**





**FirstService**  
RESIDENTIAL

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# Safety Communication



Dear Residents,

Safety within our communities is always our top priority. Feeling safe where you live is important to all of you, and the same for us at FirstService Residential. As a resident in Lawler Park we wanted to inform you that FirstService Residential Association Representatives and Community Vendors visit your property to perform their roles within the community. At times, these visits may be at odd times of the day or evenings (i.e. at night for an irrigation leak). If you ever see anyone in the community that is suspicious to you, call 911 immediately. Please do not engage with a suspicious person on your own.

Most vendors will drive vehicles that are noticeably marked with the company logo, but not always, especially when addressing after-hours emergencies. Directly approaching any vehicle driven by someone you do not know is a safety risk, therefore we discourage you from doing so.

If you have any questions about your community, or this memo, we encourage you to contact our 24/7 Customer Care Center at 877.378.2388.

It is our goal to properly maintain your community and work with local enforcement to promote safety. Thank you for your help in this effort.

Tina McWilliams



## Steak Salad with Nectarines, Radicchio & Blue Cheese

### INGREDIENTS

12 ounces petite sirloin filets  
8 1/2 teaspoons extra-virgin  
olive oil, divided  
1/2 teaspoon kosher salt, divided  
Cooking spray  
2 teaspoons white wine vinegar

1 teaspoon honey  
3 cups torn Boston lettuce leaves  
(about 1 head)  
1 (12-ounce) radicchio head, cut into  
1-inch pieces  
2 nectarines, each cut into 8 wedges  
2.5 ounces crumbled blue cheese  
(about 1/2 cup)

### PREPARATION

1. Preheat a grill or grill pan over medium-high heat.
2. Coat the steak with 1 teaspoon oil. Sprinkle with 1/8 teaspoon salt. Add steak to grill rack or pan coated with cooking spray; grill steak 3 minutes on each side or until desired degree of doneness. Remove from heat; let stand 8 minutes. Cut steak diagonally across the grain into thin slices; sprinkle with 1/8 teaspoon salt.
3. While steak rests, combine vinegar, honey, remaining 1/4 teaspoon salt, and remaining 2 1/2 tablespoons oil in a large bowl, stirring with a whisk. Add lettuce and radicchio; toss to coat. Add nectarines; sprinkle with cheese. Serve steak over salad.

Source:  
[www.myrecipes.com](http://www.myrecipes.com)