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LAWLER PARK

FRIENDLY REMINDERS



- Weed your shrubs and flower beds frequently.
- Be considerate of your neighbors, and pull your trash receptacles away from the alley.
- Those with front entry homes, all receptacles shall be screened with landscape material so they are not visible from the street in front of the Lot.
- Bag the grass clippings instead of blowing into street.
- Replace dead landscape, not just remove. The City requires the front foundation to be screened.
- Placement of satellite dishes must be approved by the ACC.
- Please keep toys and bicycles stored out of view.

FROM THE MANAGER

Now that we've all recovered from the dry summer months, it's time to get out and get to work. You'll soon notice changes around the Community which includes winter annuals and Holiday lighting.

Now is also the perfect time to take care of any projects around the house that may have fallen by the wayside during the summer months, such as repairing and staining fences, trimming shrubs and trees, etc.



So, have you ever wondered how neighbors and the public perceive the value of your home? It is a simple process: walk across the street, turn around and critique your own home. Is the paint peeling, is there debris in the street near or in front of your home, are there weeds in the shrub beds and turf, any dead shrubs and/or trees, how about the condition of your fence? How your home is perceived is a key factor when one is selling or buying in your Community.



PROPER TRAFFIC FLOW AT McSPEDDEN ELEMENTARY

Numerous Homeowners have expressed concern regarding the speeding through school zones and confusion on the proper traffic flow for McSpedden Elementary. We have been in contact with the Frisco Police Department and requested additional patrols during the hectic mornings and afternoons. Also, there is constant parking along both sides of Orchard Hill, which this creates a blind spot for kids darting across to get to the crossing guard, so please try to avoid curb parking, and parking in front of someone's home and blocking their driveway.

Fall LAWN CARE

6 STEPS TO TAKE RIGHT NOW!

The end of summer doesn't mean the end of lawn care. Take these simple steps with your grass now and you'll have a head start on a healthy lawn for next spring.



With autumn nearly upon us and winter rapidly approaching, you're probably not spending much time thinking about your lawn. But autumn, with its cooler temperatures and occasional rainfall, is the ideal time to prepare your lawn for next spring.

Many homeowners think lawns need less care in the fall because the grass grows more slowly. In fact, just the opposite is true. During this time of year, grass is busily absorbing energy, moisture, and nutrients in preparation for a long, dormant winter. Give it a little attention now, and you'll be rewarded with a lush, healthy spring lawn. Just follow these six tips.



Keep on Mowing

Continue to water and mow your lawn, as needed, throughout the fall. Then as the season draws to a close, drop the

mower's blade* to its lowest setting for the last two cuttings of the year. That will allow more sunlight to reach the crown of the grass, and there will be less leaf to turn brown during the winter.

**Note: As you lower the blade, just remember not to trim off more than one-third of the grass blades at any one time. If necessary, gradually lower the cutting height until the time of the final two cuttings.*

Aerate the Soil

Fall is also an ideal time to aerate your lawn so that oxygen, water and fertilizer can easily reach the grass's roots. You can rent a gas-powered, walk-behind lawn aerator for about \$70 per day. The self-propelled machine will quickly punch holes into the soil and extract plugs of dirt. If you've got a very large yard—say, more than 3 or 4 acres—and don't feel like aerating it yourself, hire a landscaping contractor.

Rake the Leaves

I know raking leaves is no one's idea of fun, but it's important to remove fallen leaves from your lawn as soon as possible. If you wait, the leaves will become wet from rain and morning dew, stick together, and form an impenetrable mat that if left unmoved will suffocate the grass and breed fungal diseases.

An alternative to raking leaves is to use a lawnmower fitted with a collection bag or vacuum system. These methods are

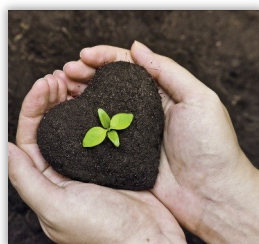
particularly effective if you have a very large yard with many deciduous trees.

Regardless of whether you use a rake or a lawnmower, just be sure to remove the leaves before they turn into a soggy, suffocating mess.



Fertilize for Future Growth

Most lawn experts agree: If you fertilize your lawn only once a year, do it in the fall. The reason? Grass leaves grow much more slowly as the weather turns cool, but the grass roots and rhizomes continue to grow quickly. (Rhizomes are the horizontal plant stems that lie just beneath the soil's



surface; they produce the blades of grass above and the roots below.) A fall application of fertilizer delivers essential nutrients for the grass to grow deep roots now and to keep nutrients on reserve for a healthy start next spring. Wait until mid-to-late fall, then apply a dry lawn fertilizer to all grassy areas; be careful not to miss any

spots. You could use a crank-style broadcast spreader, but for optimum coverage, consider using a walk-behind drop spreader. It takes a little longer, especially on hilly yards, but a drop spreader provides the best way to apply an even, consistent layer of fertilizer.

Fill in Bald Spots

Autumn is also a great time of year to fix any bare, bald spots in your lawn. The quickest, easiest way to do this is with an all-in-one lawn repair mixture. Sold at most garden shops and home centers, this ready-to-use mixture contains grass seed, a special quick-starter lawn fertilizer, and organic mulch.

Use a garden rake to scratch loose the soil at the bald spot in your lawn.

Then spread a thick layer of the lawn repair mixture over the area. Lightly compact the mixture, then

water thoroughly, and continue to water every other day for two weeks.



Weed Control

If broadleaf weeds like dandelions have taken over your lawn, now's the time to fight back. Weeds, like most plants, are in the energy-absorbing mode during the fall. They're drinking in everything that comes their way, including weed killers. Apply an herbicide now and the weeds won't return in the spring.

Read the package label before use. Most herbicide manufacturers recommend applying the weed killer during early-to-mid autumn, when daytime temperatures are consistently above 60 degrees Fahrenheit.

For more information please visit, www.popularmechanics.com.





Work Together When Fence Repairs Are Needed

The responsibility of your neighbors and their fences may vary by local statutes, personal arrangements, and HOA rules. You want to be on good terms with your neighbor but sometimes tensions arise when mutual fence issues are viewed differently by each neighbor. When conflicting viewpoints come up, work to find a mutually satisfactory compromise. If a mutual compromise cannot be reached, look at the legal ramifications involved to understand your rights and responsibilities before taking action.

If the fence in question is on a property line between your property and your neighbors, both parties have a responsibility for its maintenance and replacement. Discuss with your neighbor what you consider to be the needs and steps to take for the repair before you begin the process. Make a plan that is agreeable to both parties. For example, you could both work on it, or hire a contractor and split the costs. All arrangements and costs should be understood beforehand. Remember, after you have repaired or replaced the fence, it's too late to ask your neighbor to share the costs since you proceeded on your own. Avoid misunderstandings by talking to your neighbor and making a joint decision.



Rose Rosette Disease: DEMYSTIFIED

Rose rosette disease has been more prominent in the Dallas-Fort Worth area the past 2 years. It has also caught the attention of many people who grow and enjoy roses as well as landscapers who have to take care of them. There is also quite a bit of information: on the internet, various factsheets and guidance documents and voices from media. So what do we know or don't know about this disease? In Texas, this "disease" was reported by Dr. G. Philley in the 1990 (East Texas). It was found in Dallas-Fort Worth area in the mid-1990s and is becoming more prominent in the last 2-3 years (2011-2013). Symptoms associated with this problem = witches broom, malformed flowers and leaves, excessive leaf growth excessive thorniness, red discoloration, lateral shoot elongation, flatten stems, enlarge stems. However, symptoms are variable on different roses, and below are a few signs of the disease:

- Leaves and twigs produced are a bright, rich, red color.
- Leaves are distorted and twisted.
- There may be a proliferation of leaves.
- The stems grow slowly and produce excessive thorns.
- There may be so many thorns that there is no stem available to be seen and the thorns are often red-tinged.

Please keep an eye on your rose bushes and if you begin to see the above symptoms, or they already have the symptoms, it is recommended that the plants be replaced with a different shrub.



Lawler Park Homeowners Association, Inc. - ACC

Property Modification Approval Request Form

As each of us bought our property in Lawler Park, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the ACC is to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S)

<i>Name(s)</i>	
<i>Address</i>	
<i>E-Mail</i>	
<i>Phone(s)</i>	<i>Best time to call</i>

2. ABOUT THE PROJECT

<i>Proposed start date</i>	<i>Proposed completion date</i>
<i>Describe the nature of the project (attach pages as necessary)</i>	
<i>Location (attach sketch/drawing)</i>	
<i>Dimensions</i>	<i>Distance from fences and easements</i>
<i>Colors</i>	<i>Shape</i>
<i>Materials</i>	
<i>Builder</i>	
<i>Other (specify)</i>	

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a City building permit (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed project will be visible from the street
Check any that apply:			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed

<i>Homeowner's Signature</i>	<i>Date</i>
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Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Mail, email or fax this request, along with all supporting documents, drawings, photographs, etc. to:

FirstService Residential
3102 Oak Lawn Ave, Suite 202
Dallas, TX 75219

For additional information email or call:

Account Services
877-378-2388
Fax 214-889-9980
Or email
reception.tx@fsresidential.com

WHEN SHOULD I SUBMIT AN ACC FORM?

Anytime you are thinking of making an exterior modification, prior written approval must be obtained. The modifications that require approval can be something as small as an antenna or satellite dish, to a large project such as the construction of a swimming pool.



Section 7.02 of the governing documents states that no building, fence, wall, sign, exterior light, or other structure or apparatus, either permanent or temporary, shall be commenced, erected, placed or maintained upon the Land, nor shall alteration, excavation, subdivision or re-subdivision thereof, including, without limitation, changes in or alteration of grade, roadways and walkways, be made until the plans and specifications showing the nature, kind, shape, height, materials, color, and location and other material attributes of the same shall have been submitted and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the ACC.

The ACC form can be located at texas.fsrconnect.com/lawlerpark.

TREE STAKES & GUY WIRES



Did you know that guy wires can damage your tree trunk permanently? Tree staking is

considered temporary; too many trees are staked early on, but never have the stakes and guy wires removed later. Stakes left too long in place eventually will come in contact with the trunk or limbs, and wear off tender bark as the tree sways in the wind. Guy wires that are not removed will become embedded in the tree as the wood grows around the wires. This can actually damage or even cut the tubes located just under the bark that carry sugars from the leaves to the roots. Damage to these important conduits interrupts the flow of needed energy to the roots and essentially starves the roots to death. Both rubbing and embedding injuries

can be fatal to trees. If your trees have been in the ground between 12 – 18 months, please remove the guy wires and stakes.

Embedded wires or ties that actually encircle the branch or trunk can girdle the tree and leave a weakened plant or limb that can break off in a wind storm or die sometime in the future. However, trees can sometimes live for years without any problem ever developing, so it is important to carefully assess each situation to see if the damage is life threatening or not. Look for obvious swelling of the plant tissue to show where the damage is and make a decision based upon the current health of the tree and the likelihood of personal or property damage occurring if a branch did, indeed, fall off. Remember that in these cases wood never repairs itself back to a strength equal to what would exist if the injury had not occurred. In worst cases, it may be essential to prune back the branch to a point below where the tie is embedded.



FirstService Residential hosts a website for your community at texas.fsrconnect.com/lawlerpark.

On this site, you can:

- Check your balance
- Fill out forms & submit
- Submit a Work Order
- Access community calendars
- Access current and past community newsletters
- Send a message to the association manager
- Access community forms and documents

To log into the site, enter your email address and password in the box on the left side of the screen and click the "login" button.

If you have not previously registered to use the site, you can obtain a registration code by contacting your Senior Association Manager, Tina McWilliams, at 214.451.5454 or email tina.mcwilliams@fsresidential.com.

texas.fsrconnect.com/lawlerpark



FirstService
RESIDENTIAL

TINA MCWILLIAMS, CPM®, RPA®
SENIOR ASSOCIATION MANAGER
214.451.5454; FAX 214.889.9980
TINA.MCWILLIAMS@FSRESIDENTIAL.COM

Accounting/Billing Questions
877.378.2388
ACCOUNTSERVICES.TX@FSRESIDENTIAL.COM

Resale & Refinance Certificates
888.679.2500
WWW.FSRESIDENTIAL.COM/RESALE.HTML

24/7 Customer Care Center
877.378.2388

FSRESIDENTIAL.COM
214.871.9700; FAX 214.889.9980



Let's Talk Turkey

- T** Thaw turkey at a safe temperature-40°F or below
- U** Use extra caution when frying a turkey and with oil-free fryers
- R** Remember to clean all cooking surfaces regularly
- K** Keep children away from hot foods and surfaces, and kitchen utensils
- E** Ensure turkey is cooked and has reached minimum temperature if 165°F
- Y** Your smoke detector should be tested prior to cooking

For more information please visit,
blog.americansafetycouncil.com.

EASY PUMPKIN CREAM TRIFLE

INGREDIENTS:

- | | |
|---|--|
| 1 (18.25 ounce) package spice cake mix | 3 eggs |
| 1 (3.4 ounce) package instant vanilla pudding | 2 teaspoons pumpkin pie spice |
| 1 cup pumpkin puree | 2 cups cold milk |
| 1/2 cup water | 2 (3.4 ounce) packages cheesecake flavor instant pudding and pie filling |
| 1/2 cup vegetable oil | 2 cups whipped topping |
| | 1 cup chopped toasted pecans |
| | 1 cup English toffee bits |

1. Preheat oven to 350 degrees F (175 degrees C). Lightly grease a 9x13 baking dish.
2. Combine the cake mix, vanilla pudding mix, pumpkin, water, oil, eggs, and pie spice in a large mixing bowl; pour into the prepared dish.
3. Bake in the preheated oven for 45 to 50 minutes. Allow to cool to room temperature on a wire rack. Cut the cake into 1-inch cubes.
4. Whisk together the milk and cheesecake pudding mix. Allow to set, about 2 minutes. Fold the whipped topping into the pudding mixture.
5. Layer 1/3 of the cake cubes into the bottom of a large bowl; top with 1/3 of the cream mixture and sprinkle with 1/3 of the pecans and toffee bit. Repeat layering until all ingredients are used. Refrigerate 1 hour before serving.

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