

April  
2010

A PUBLICATION  
OF THE  
MACKENZIE  
MEADOWS  
HOMEOWNERS  
ASSOCIATION, INC.

# Mackenzie Meadows



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Spring is here and so are the storms; at times, those can be quite nasty. Being that North Texas sits right in what is called Tornado Alley, it is always best to be prepared than caught off guard when one of these storms flare up. Here's some info to know about tornados:

- A Tornado Watch means that the weather conditions are favorable for a tornado.
- A Tornado Warning means one has formed and has been spotted in or around our area. This warning should be taken very serious.
- If indoors, the best place to seek shelter is in the center part of your home. A bathroom or closet is your best bet. Just make sure there are no windows in the room you seek shelter in. If outdoors, seek shelter in a low lying area like a ditch. And make sure to cover your head.
- If in a car, pull over and find a ditch to lie in. Cars are no protection from the strong winds of a tornado.
- Make certain everything you need is in one specific, easy-to-access location.
- Perishable items should be changed or replaced every six months.

## A WORD FROM YOUR BOARD PRESIDENT



Spring is here and with it comes the budding of the flowers, the mowing of yards, doing those outside jobs that have been lingering over the winter months and the annual Mackenzie

Meadows HOA meeting. This year, the meeting will be held on April 24th; details are in this newsletter.

We have had a fairly active year. Racetrac aside, the amenity center at the pool has been repaired and repainted inside and out, we have installed cameras and have a security company monitoring the pool, we have made some extensive repairs to the pool itself and have successfully dealt with a number of other important issues over the past year. All in all, it has been a good year for MMHOA.

Unlike many of the years past, we have a very important (read expensive) item to discuss with you at the annual meeting. If you have been to the playground area, and if you haven't, you may want to visit it before the meeting; the brick fencing on the north side of the playground has deteriorated to the point where it is in danger of falling down. This fence/wall was installed about 15 years ago and it has not weathered time very well.

Initially, we thought it might be repairable, but after a thorough analysis by our resident architect, Muzzafar Ansari, it was determined that effective repairs were almost impossible and that this wall needed to be replaced. The Board looked at the various options available and settled on two possible solutions to the problem...replace the wall with a like structure of bricks (properly installed this time) or move to a less expensive wrought iron fence with shrubs.

Neither solution is inexpensive. The cost of this project is such that the Board felt the need to present the two options to the homeowners for an opinion and a vote as to what to do. The main reason for this is that to do either, we will need to tap into our reserve funds to do this. We will provide everyone with the numbers at the meeting.

Naturally, we would like to have everyone who can attend to be at the annual meeting, but the reality of busy and active residents is such that we know you have other things that come first. Enclosed in this newsletter is a Proxy form. If you cannot attend (or if you are even doubtful that you can attend) PLEASE fill out the form and return it to us. We need a quorum to conduct business. You can mail your form back to Premier, you can scan it and email it to a Board member or you can drop it off at a Board member's house. We look forward to seeing you at the annual meeting, if at all possible!

**Bill Hundley, HOA Board President**

## A WORD FROM YOUR ASSOCIATION MANAGER



My name is David Baer and I will be your new Association Manager at MacKenzie Meadows. I am working closely with the Board of Directors and the Premier Communities' management team to ensure that I am aware of the community's expectations and concerns.

The goal of the MacKenzie Meadows Community is to protect property values and the integrity of the community. Premier is delighted to be a part of your homeowner's association. Together, we can continue to make your community a great place to live.

Should you have any questions or concerns regarding your community, feel free to contact me at your convenience.

I look forward to working with all of you. Please be sure to attend the Annual Meeting on April 24th. If you are unable to attend, it is important that you return the enclosed proxy.

David Baer, Senior Association Manager  
[david.baer@premiercommunities.net](mailto:david.baer@premiercommunities.net)

## Money-Saving Tips

- Combine your cable, internet and telephone service.
- Slow down your internet service.
- Send away for and follow up on rebates.
- Request a reduction in the interest rate for your home equity line of credit.
- Refinance you mortgage.
- Get your books from the library.
- Buy your car over the internet.
- Get a rewards card.
- Subscribe to magazines that are must reads.
- Agree to limit gift giving.
- Cancel the health club membership.
- Pass on extended warranties.
- Take your lunch to work one more day a week than you do now.
- Shut vents in unused rooms.
- Convert to a gas water heater.
- Get organized and avoid missed payments. Those late payment penalties. If you do miss a payment, call your creditor and ask to have the penalty removed. They'll usually accommodate the request, at least the first time.

Source:  
www.doughroller.net

## CITY OF RICHARDSON INFORMATION LINES

- Auction Information Line (972) 744-4131

**Information on City auctions.**

- Building Inspection (972) 744-4191

**Information about building permits and code enforcement.**

- Citizens Information (972) 744-4105

**Listing of social services agencies, marriage and driver's license information.**

- CITV (972) 744-4026

**Cable channel A-30 program listing.**

- Civic Center (972) 744-4091

**Listing of current week's upcoming events.**

- City Secretary (972) 744-4292

**City Council meeting information; City Council agenda; information on solicitor's permits; voter registration.**

- Construction and Engineering Inspections (972) 744-4191

**Contractors may call to schedule City inspections.**

- Community Events Hotline (972) 744-4301

**Information on City-sponsored special events, such as the Wildflower! Music Festival and Santa's Village.**

- Crime Prevention (972) 744-4955

**Crime statistics for east and west sides of Richardson, as well as businesses and apartments; safety tips from the Fire Marshal; messages from the Crime Watch Council.**

- Development Services (972) 744-4241

**City Plan Commission agenda; Zoning Board of Adjustments agenda; update on current zoning cases.**

- Health (972) 744-4081

**Restaurant inspection scores; Animal Services; immunization clinic.**

- Human Resources Job Listing (972) 744-4001

**Office hours and location information; skilled and unskilled openings; clerical openings; job requiring a college degree; public safety positions.**

- Library (972) 744-4351

**Library location and hours.**

- Municipal Court (972) 744-4501

**Court location and hours; defensive driving**

**information; court appearance and fine amount information.**

- Parks and Recreation (972) 744-4301

**Senior citizens information; recreation center locations and hours; gymnastics program; swimming program; Tennis Center; athletic field conditions.**

- Recycling (972) 744-4231

**Information on items included in Richardson's Blue Bag Recycling Program, where to buy blue bags, where to recycle items not included in the City's recycling program.**

- Solid Waste Services Information Line (972) 744-4401

**General sanitation information; holiday trash pickup information; DeLitter Critter rental.**

- Solid Waste Services Request Line (972) 744-4111

**Callers, both residential and commercial, can leave messages for special (BABIC) and bulky item collection pickups.**

- Sidewalk Replacement Program (972) 744-4281

**Callers can leave their name and address to participate in the sidewalk replacement program, which assists residents with removing and replacing deteriorated sidewalks and driveway approaches.**

- Tax Office (972) 744-4151

**Location and mailing address; taxation information; tax exemption information.**

- Water Customer Service (972) 744-4121

**Location and mailing address; how to apply for new service; general sanitation information.**

- Traffic Control Center (972) 744-4460

**Problems with traffic signals, signs, and street markings.**

### *Did you know?*

Construction, improvements, repairs, building materials or color changes need approval under the guidelines provided in the Mackenzie Meadows governing documents. The ACC recognizes the rights, diversity of tastes and styles of HOA members, and will refrain from acts that amount to dictating of taste, but is also responsible for helping to protect the property values of the HOA members. You may download an ACC form at [www.mmhoa.org](http://www.mmhoa.org).



## ADVERTISE TO YOUR NEIGHBORS! NEWSLETTER ADVERTISING

**Business  
Card Size**

**1/4 Size**

**1/2 Size**

**Full Page**

**For more information or to obtain a form, please contact Gracette Rivera at [gracette.rivera@premiercommunities.net](mailto:gracette.rivera@premiercommunities.net).**

**MACKENZIE MEADOWS HOMEOWNERS ASSOCIATION, INC.**  
**3102 Oak Lawn, STE 202 DALLAS, TEXAS 75214**  
**TEL: 214-871-9700 FAX: 214-889-9980**

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**NOTICE OF ANNUAL MEETING**

To: All Mackenzie Meadows Homeowners  
From: David Baer,  
Association Manager  
Re: Annual Homeowners Meeting

As managing agent for the Mackenzie Meadows Homeowners Association, we are pleased to invite you to the Annual Meeting to be held on **April 24, 2009**.

**Please plan to attend:**

**Date: April 24, 2010, Saturday**

**Time: 3:00 PM (2:45 PM Sign In)**

**Location: The Mackenzie Meadows Playground.**

The purpose of the Annual Meeting is to conduct all lawful business of the Association, including the annual election for the ensuing year. Three positions are coming up for election. Nominations will be taken from the floor. It is important that you attend this meeting. If you are unable to attend, a proxy form has been enclosed whereby you may grant another person the right to vote your interest. Please take time to fill out and sign the enclosed proxy and deliver it to the person to whom you have given your vote for presentation to the Association prior to the meeting. Please note that if the required quorum of 30% attendance is not met at the 3 p.m. roll call, the second meeting requiring 15% attendance will take place at 4 p.m. on April 24<sup>th</sup>, 2010. If the 15% quorum is not met at 4 p.m., an additional meeting will need to be planned at a future date which means spending addition HOA funds. **Please return your proxy via fax or email if you are not planning to attend.**

Thank you for your attention to this important function of your Homeowners Association. Should you have any questions regarding the Association, please contact your Association Manager, David Baer, at 214.451.5445.

Mackenzie Meadows Homeowners Association  
**Proxy**  
April 24, 2010  
Annual Membership Meeting

TO: Secretary  
Mackenzie Meadows Homeowners Association, Inc.  
C/o Premier Communities Management Company  
3102 Oak Lawn, Suite 202  
Dallas, Tx. 75219

The undersigned hereby appoints the Secretary of the Association or \_\_\_\_\_, agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the membership meeting of the Association, to be held at **The Mackenzie Meadows Play Ground Area. April 24, 2010 at 3:00 p.m.**, and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth. (In no event shall this proxy be valid for a period longer then 90 days after the date of the meeting for which it was given.) The voting list will be available for inspection at Premier Communities' offices located at 3102 Oak Lawn, Suite 202, Dallas, Texas 75219, and at the Annual Meeting. There are **three** positions up for election, so you may select three candidates. The following persons have been nominated for the MacKenzie Meadows Board of Directors:

Rabah Mezzener	_____	Write-in Candidate _____
Anita Hord	_____	Write-in Candidate _____
Thomas Wu	_____	Write-in Candidate _____

**Please note that if the required quorum of 30% attendance is not met at the 3 p.m. roll call, the second meeting requiring 15% attendance will take place at 4 p.m. If the 15% quorum is not met at 4 p.m., an additional meeting will need to be planned at a future date which means spending addition HOA funds. Please return your proxy if you are not planning to attend.**

Owner/Member Name and Property Address

\_\_\_\_\_  
\_\_\_\_\_

Signature

\_\_\_\_\_

Please return proxy by **noon April 23rd, 2010** to Premier Communities Management Company at 3102 Oak Lawn, Suite 202, Dallas, Texas, 75219, or fax to 214.889.9980.

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MACKENZIE MEADOWS HOA  
C/O PREMIER COMMUNITIES MANAGEMENT COMPANY  
3102 OAK LAWN AVE, STE 202  
DALLAS, TX 75219



**PREMIER COMMUNITIES  
MANAGEMENT COMPANY**  
WWW.PREMIERCOMMUNITIES.NET  
TELEPHONE: (214) 871-9700  
FAX: (214) 889-9980

**Association Manager-**  
David Baer  
(877) 378-2388  
[david.baer@premiercommunities.net](mailto:david.baer@premiercommunities.net)

**Accounting / Billing questions-**  
(877) 378-2388  
[accountservices@premiercommunities.net](mailto:accountservices@premiercommunities.net)

**Amenities/Reservations Questions-**  
[reservations@premiercommunities.net](mailto:reservations@premiercommunities.net)

**Resale & Refinance Certificates-**  
(888) 679-2500  
[www.premiercommunities.net/resale.html](http://www.premiercommunities.net/resale.html)

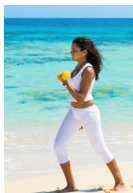
**After hours Property Emergency number-**  
(214) 871-9700 ext. 350

## HEALTHY LIFESTYLE

Better lifestyle habits can help you reduce your risk for heart attack. Learn what you can do to help prevent heart disease and stroke.



**At the Heart of Health is Good Nutrition.** Good nutrition is essential for your family's heart health. Browse the American Heart Association's Nutrition Center and start making small changes in your diet. Before you know it, you'll be on the road to healthier hearts and longer lives!



### Exercise & Fitness

Swimming, cycling, jogging, skiing, dancing, walking and dozens of other activities can help your heart. Whether it is included in a structured exercise program or just part of your daily routine, all physical activity adds up to a healthier heart.

### Kids and a Healthy Lifestyle

The American Heart Association is working to raise public awareness about the serious threat posed by childhood obesity. Learn more about the various ways on how you can become involved in improving children's health.

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- Be the first to know the latest news in your neighborhood
- See your community calendar
- Access the governing documents for your Association
- Search frequently asked questions
- Read current and archived newsletters
- Submit a work order request for common areas
- View account information, including addresses, phone numbers and emails that are registered to your account.

Registering for PremierConnect™ will help you stay connected to all of your community news via email. This is a great tool for your committee chairs and block captains to use to communicate with you.



For more information please contact your Association Manager, David Baer at [david.baer@premiercommunities.net](mailto:david.baer@premiercommunities.net). Please visit the PremierConnect™ website at [www.premiermgmtconnect.com/mackenzie](http://www.premiermgmtconnect.com/mackenzie).



Tulips are classified into 15 classes on the basis of season of bloom, parentage and various floral characteristics. Tulips are available within November to May and they have a life span of 3-7 days. There are three types of tulips depending upon the time of bloom, such as early flowering tulips, midseason flowering tulips and late flowering tulips.