

Mackenzie Meadows

homeowners association

A PUBLICATION OF THE MACKENZIE MEADOWS HOMEOWNERS ASSOCIATION, INC.

President's Message

Get to Know Your Neighbors...Be Involved!

Greetings to everyone, I hope you are enjoying your summer. The kids are out of school, vacations have been taken or will be shortly, yards are looking good and all of our air conditioners are getting lots of exercise. Summer just can't be beaten for outdoor enjoyment, maybe not so much at 3 PM, but the mornings and evenings are comfortable, even more if you go to the pool or if you have one in your own backyard.



We have had a fairly busy year with quite a bit going on. While we have been very active, the board would like to see more happening in Mackenzie Meadows. We have long felt that we have a unique collection of neighbors and that we just don't have enough going on to draw all of them together

in a social setting. The problem is that with the day to day operational activities that we have along with things like the fence project, problems with the pool, and so on, the board is pretty well strapped down time-wise. We need your help.

We have a terrific landscape committee that really eases our burden in that area and we are grateful for all of the hard work that they do. We do, however, need to have two more active committees, Social and Communications. Both are extremely important but we don't have enough volunteers to make these full time committees that operate with goals and activities. It seems that whenever something needs to be planned and executed, a board member does it in addition to all of their other activities.

There are almost 275 homes in Mackenzie Meadows. We have roughly 4 percent of those homes participating either on the board or on committees. Frankly, we think Mackenzie Meadows can do better than that. When a committee has a good number of members, it lessens the workload for each person and collectively, the committee gets more done. We can only do so much with the volunteers we have.

Mackenzie Meadows has a great location and great neighbors. It can be a stand-out neighborhood if we all pull together. I know that many of you have a lot of really good ideas and have the ability to make things happen. This neighborhood can be really terrific but it needs your help. Let's take Mackenzie Meadows to the next level. Call any board member TODAY and let's make it happen!

Bill Hundley
President, MMHOA

6th Annual "Can Do" Project



This year's National Night Out (NNO) event in Richardson will be held on:
Tuesday October 5th, 2010
from 7 PM to 10:30 PM.

This year's theme is: "Give Crime and Drugs a Going Away Party".

The National Association of Town Watch (NATW) has decided based upon responses from communities across Texas to again allow Texas to have National Night Out in October. October is also National Crime Prevention Month which makes this a great opportunity to remind everyone of the importance of being involved in Neighborhood Watch and to refocus on crime prevention in our community. Last year we were faced with many challenges thrown at us by the weather, but due to your dedication we had an outstanding event with lots of fun and fellowship. In spite of the weather, Richardson held on to 2nd place in the nation. The City of Richardson has a proud tradition of making National Night Out the premier event for the community and the police department. We will show the nation how a strong partnership can be a force against crime.

6th Annual "Can Do" project. All citizens are asked to donate at least two can goods at their National Night Out event. The Richardson Police Department will pick up and deliver the can goods to the Network of Community Ministries Food Bank.

Check out the RPD website for more information:
www.cor.net/PDPRevention.aspx?id=10481



We need coordinators to encourage participation from every street in MacKenzie Meadows. If you would like to volunteer to help out for our NNO event, please contact John Paul Cleary at: jpcleary@swbell.net.

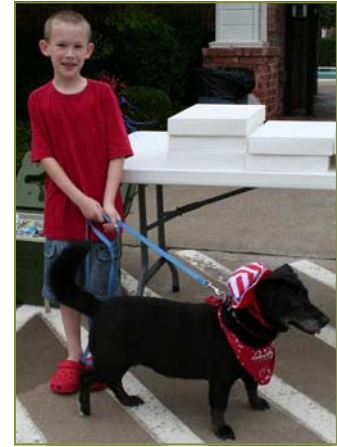
Calling all Otto Bobcats and Parents!

Otto Middle School is finished and the teachers are moving in. School will be starting in just a few weeks, Monday August 23. If you are new to the area or did not attend Murphy MS or Schell Elem last year, you will need to register by calling Cathy Mitchell at 469.752.8500. If you attended Schell or Murphy last year, there is nothing else to do. Schedule Pick-up is scheduled for August 12th and 13th. Please check the new Otto PTA website for details about schedule pick up, ordering school supplies and spirit wear.

If you are interested in joining PTA or would like a PTA board position (big or small), please feel free to contact me at president@ottopta.org or 972.889.7233. The PTA has been working hard this summer, but we still need a lot of help.

If you have an Otto student, you should have received the letter stating that our neighborhood would not have bus transportation. At this time, the only transportation available to our neighborhood is fare busing where the parents pay \$38.50 per student per month to provide busing. If you have an opinion about this and would like to contact someone, you would need to contact the PISD Transportation Department at www.pisd.edu/parents/transportation.

Michelle Brown
Otto MS PTA President
MacKenzie Meadows/
Cobblestone Trail
Resident



If you would like to share your pictures from any of our community events, please submit your pictures to webmaster@mmhoa.org.

A Word from Your Association Manager

Hello. I would like to take this opportunity to introduce myself to any new residents of Mackenzie Meadows. My name is David Baer and I am your Association Manager. I look forward to working with the residents of Mackenzie Meadows and encourage you to contact us directly with any concerns or questions you may have regarding your Association. As your Association Manager, I strive to protect your investment and property values by maintaining the common areas, ensuring the community Covenants, Conditions, and Restrictions are kept to, and providing the best possible service for all homeowners.



Please utilize the PremierConnect™ Website to stay up to date on neighborhood news and information, (www.premiermgmtconnect.com/mackenzie). Homeowners can access personal account information as well as documents, forms and other important information specific to your community. This site is also linked to the main HOA website. If you need your login information for PremierConnect™, please don't hesitate to contact me and I will gladly assist you in getting your login information.

I am pleased to report on current projects, events and happenings within the community. As a homeowner you are always welcome and encouraged to attend your association board of directors meetings to keep current on any business issues that are being addressed by your board. For those unable to attend the past meeting, here is a brief update on some of the topics discussed:

- A fence committee has been established to revitalize the entrance monument at Mackenzie.
- Security cameras have been placed at the amenity center to deter vandalism and protect your investment.
- The desirability of the community; there is low crime, housing values remain steady and there are few foreclosures.

David Baer, Senior Association Manager, david.baer@premiercommunities.net

ESTABLISHED IN CHARLESTON, IL
IN 1983 TO ADD TO STUDENTS GPA
AND GENERAL DATING ABILITY.



\$4.50

8" SUB SANDWICHES

All of my tasty sub sandwiches are a full 8 inches of homemade French bread, fresh veggies and the finest meats & cheese I can buy! And if it matters to you, we slice everything fresh everyday in this store, right here where you can see it. (No mystery meat here!)

#1 PEPE®

Real applewood smoked ham and provolone cheese garnished with lettuce, tomato, and mayo.

#2 BIG JOHN®

Medium rare choice roast beef, topped with yummy mayo, lettuce, and tomato.

#3 TOTALLY TUNA®

Fresh housemade tuna, mixed with celery, onions, and our tasty sauce, then topped with alfalfa sprouts, cucumber, lettuce, and tomato. (My tuna rocks!)

#4 TURKEY TOM®

Fresh sliced turkey breast, topped with lettuce, tomato, alfalfa sprouts, and mayo. (The original)

#5 VITO®

The original Italian sub with genoa salami, provolone, capicola, onion, lettuce, tomato, & a real tasty Italian vinaigrette. (Hot peppers by request)

#6 VEGETARIAN

Layers of provolone cheese separated by real avocado spread, alfalfa sprouts, sliced cucumber, lettuce, tomato, and mayo. (Truly a gourmet sub not for vegetarians only peace dude!)

J.J.B.L.T.®

Bacon, lettuce, tomato, & mayo.
(The only better BLT is mama's BLT)

THE ORIGINAL JJS

★ SIDES ★

- ★ Soda Pop \$1.49/\$1.69
- ★ Giant chocolate chip or oatmeal raisin cookie ... \$1.50
- ★ Real potato chips or jumbo kosher dill pickle \$1.25
- ★ Extra load of meat \$1.75
- ★ Extra cheese or extra avocado spread \$0.80
- ★ Hot Peppers \$0.25

FREEBIES (SUBS & CLUBS ONLY)

Onion, lettuce, alfalfa sprouts, tomato, mayo, sliced cucumber, Dijon mustard, oil & vinegar, and oregano.

JIMMY JOHN'S®

Since **JJ** 1983

WORLD'S GREATEST GOURMET SANDWICHES

Corporate Headquarters Champaign, IL

\$3.50

PLAIN SLIMS®

Any Sub minus the veggies and sauce

- SLIM 1 Ham & cheese
- SLIM 2 Roast Beef
- SLIM 3 Tuna salad
- SLIM 4 Turkey breast
- SLIM 5 Salami, capicola, cheese
- SLIM 6 Double provolone

Low Carb Lettuce Wrap

JJ UNWICH®

Same ingredients and price of the sub or club without the bread.

JIMMY TO GO® CATERING

BOX LUNCHES, PLATTERS, PARTIES!

DELIVERY ORDERS will include a delivery charge of 49¢ per item (+/-10¢).

★ ★ JIMMYJOHNS.COM ★ ★

\$7.50

THE J.J. GARGANTUAN®

This sandwich was invented by Jimmy John's brother Huey. It's huge enough to feed the hungriest of all humans! Tons of genoa salami, sliced smoked ham, capicola, roast beef, turkey & provolone, jammed into one of our homemade French buns then smothered with onions, mayo, lettuce, tomato, & our homemade Italian dressing.

OK, SO MY SUBS REALLY AREN'T GOURMET AND WE'RE NOT FRENCH EITHER. MY SUBS JUST TASTE A LITTLE BETTER, THAT'S ALL! I WANTED TO CALL IT JIMMY JOHN'S TASTY SANDWICHES, BUT MY MOM TOLD ME TO STICK WITH GOURMET. SHE THINKS WHATEVER I DO IS GOURMET, BUT I DON'T THINK EITHER OF US KNOWS WHAT IT MEANS. SO LET'S STICK WITH TASTY!

Jimmy John

\$5.50

GIANT CLUB SANDWICHES

My club sandwiches have twice the meat or cheese, try it on my fresh baked thick sliced 7-grain bread or my famous homemade french bread!

#7 GOURMET SMOKED HAM CLUB

A full 1/4 pound of real applewood smoked ham, provolone cheese, lettuce, tomato, & real mayo!

#8 BILLY CLUB®

Choice roast beef, smoked ham, provolone cheese, Dijon mustard, lettuce, tomato, & mayo.

#9 ITALIAN NIGHT CLUB®

Real genoa salami, Italian capicola, smoked ham, and provolone cheese all topped with lettuce, tomato, onion, mayo, and our homemade Italian vinaigrette. (You hav'ta order hot peppers, just ask!)

#10 HUNTER'S CLUB®

A full 1/4 pound of fresh sliced medium rare roast beef, provolone, lettuce, tomato, & mayo.

#11 COUNTRY CLUB®

Fresh sliced turkey breast, applewood smoked ham, provolone, and tons of lettuce, tomato, and mayo! (A very traditional, yet always exceptional classic!)

#12 BEACH CLUB®

Fresh baked turkey breast, provolone cheese, avocado spread, sliced cucumber, sprouts, lettuce, tomato, and mayo! (It's the real deal, and it ain't even California.)

#13 GOURMET VEGGIE CLUB®

Double provolone, real avocado spread, sliced cucumber, alfalfa sprouts, lettuce, tomato, & mayo. (Try it on my 7-grain whole wheat bread. This veggie sandwich is world class!)

#14 BOOTLEGGERS CLUB®

Roast beef, turkey breast, lettuce, tomato, & mayo. An American classic, certainly not invented by J.J. but definitely tweaked and fine-tuned to perfection!

#15 CLUB TUNA®

The same as our #3 Totally Tuna except this one has a lot more. Fresh housemade tuna salad, provolone, sprouts, cucumber, lettuce, & tomato.

#16 CLUB LULU®

Fresh sliced turkey breast, bacon, lettuce, tomato, & mayo. (J's original turkey & bacon club)

#17 ULTIMATE PORKER™

Real applewood smoked ham and bacon with lettuce, tomato & mayo, what could be better!

WE DELIVER! 7 DAYS A WEEK

RICHARDSON 4101 E. RENNER RD. 972.918.9228

"YOUR MOM WANTS YOU TO EAT AT JIMMY JOHN'S!"®



©1985, 2002, 2003, 2004, 2007, 2008 JIMMY JOHN'S FRANCHISE, LLC ALL RIGHTS RESERVED. We Reserve The Right To Make Any Menu Changes.

What's in your Attic?

Organizing this unseen Area



Organizing your attic in Texas isn't something one would do in the heat of July or August. If you don't have a heat stroke working in your garage, you're sure to have one in the temperatures that peek and hover around 140 degrees in your attic.

In other states where there's not such extreme temperature and/or basements are available, storage becomes less of an issue. However, we are in Texas and we have to work with what we have. The attic is an area that, for many, allows for additional space for storing keepsakes, Christmas decorations and other rarely used items. If you've lived in Texas most of your life, you probably already use your attic. But for those who are new to Texas or have never really ventured into that deep dark space, let me give you some organizing tips to utilize this fall.

As a Professional Organizer, I meet many clients who do not want to use their attics for storage space; their main concern is the heat. I've lived in Texas all my life and have successfully used my attic space without damage to my belongings, giving me less clutter in the spaces that I do use daily.

While there are items that don't belong in the attic such as candles, leather, photos, slides, film footage, vinyl records, VCR tapes, camcorder tapes, music tapes or any similar type of media in the attic. Most items fair very well.

For items that you can put in the attic, let's look at a system for keeping it organized, easy to find and that allows you to know what's up there in a snap.

Use plastic bins if possible; this keeps insects and dust out. Purchase the sturdier bins with handles that lift up over the lid and snap on both sides. Inexpensive bins are thinner and more likely to warp in the heat, especially when the contents inside the container are pushing on the inside walls. If you don't want to invest in bins, then you can obtain FREE cardboard boxes at any grocery store during their stocking times (usually at night). Just beware when getting boxes down years later that you don't bring them into your home. Often there are silverfish or other insects inside. You might want to consider using the newer Jumbo Zip Lock storage bags to put items in before storing them in a box. This is less costly than purchasing plastic bins and would protect the contents when using a cardboard box.

When storing items in containers, consider writing on a notepad what items are being stored in each container. You can be as detailed or as generic as you'd like. For example, a box filled with miscellaneous items from childhood might be listed as "souvenirs," "first baseball bat" and "slot cars," or you might just say, "Bob's Childhood Keepsakes."

Next, give each box a number using colored index cards. For example, write the number (1) on two index cards. Then tape the index cards, one on the front and one on the side of the container using clear packing tape. If you use sticky labels, chances are they will fall off due to the extreme heat.

On your notepad write "Box 1" then the contents, again being as detailed or as generic as you'd like. Continue this process until you have all the items in your attic organized and listed on your notepad. It's best when stacking the containers to stack in numerical order.

When completed, take this list and create a simple spreadsheet on your computer. Make a folder on your computer titled, "Master List." Then create a subfolder titled, "Attic Storage." You can create other subfolders under "Master List" for anything such as medication lists, emergency forms, camping supply list, etc.

Keep a hard copy of the list on a clipboard that hangs on a nail in your garage or attic. This will allow you to easily find what you need.

A few other things to remember when cleaning out your attic this fall:

- If you have older kids not living with you, give them a time and date to retrieve their items to organize their own storage. Or, let them know you will be making a donation in their name this holiday season.
- Keep empty computer and electronic equipment boxes with their Styrofoam and packaging for future use in your attic. These items sell better with the original packaging.
- In cases where you have an "IT" guru in your home, thoroughly examine the box sizes and start packing them inside each other. You'll be amazed by how many boxes will fit together.
- Avoid saving every box an item comes in that you purchase during the year. I normally save the box for 30 days only (keeping it in the garage) -- in case the product is defective. After that, the box goes to recycling.



For more tips and information about Lorraine Brock, President of "Get Organized!" visit www.GetOrganized.ws



Fence Committee News

The goals and the tasks of the Fence Committee were established as 4 basic milestones :

- To acquire the as built drawings of Mackenzie lane Entry and the Lake side Entry - This was done due to the efforts of Barbara Voigt and the drawings were acquired from the City of Richardson for both entry wall designs.
- To establish the cause and the extent of the damage to the existing wall structure and to ascertain if some components could be salvaged to save cost - It was determined that the damage is extensive and is caused due to poor design and poor construction. We have been in touch with the professional structural engineers and contractors who have concluded that the foundation piers show little or no settlement and are the only components that can be re-used, the entire existing wall and the pillars will have to be demolished. Thanks to the efforts of Rajesh Kumar and Dhruva Jyoti.
- To develop design concepts for the new entry wall – We are in the process of exploring a couple of options, the committee agrees to introduce similar features and materials, and the same design vocabulary as the Lake side Entry - a combination of stone and brick with an enhanced and more prominent entry feature. This will aesthetically tie both entrances into one neighborhood.
- To find a good contractor who can execute quality work and get the construction done - We are in the process of doing so, luckily we have found the contractor who built the original Lake side entry and gazebo, we are looking for at least two more potential bidders.

In addition to the above work we have been looking into the possibility of getting some funding from the C.O.R. Neighborhood Vitality Program for the repair of the neighborhood's entry feature. For 2010, \$2M is available for such projects, plus an anticipated \$800,000 in savings from the 2006 call for projects. Proposals are due August 16, evaluations will be in August and September, and the City Council will make selections in October/November. Thanks to the efforts by Don Powers, MMHOA will be submitting our proposal as well.

Muzaffar Ansari, Chairman Ad Hoc Fence Committee

Things To Plant In August



Flower Plants: Ageratum, Ajuga, Wax Begonia, Blue Daze, Boltonia, Cockscomb, Impatiens, Rudbeckia Hirta (Gloriosa Daisy), Salvia, Sedum, Shasta Daisy, Stokes' Aster, Zinnia

Flower Seeds: Ageratum, Alyssum, Amaranthus, Balsam, Bluebell, Calendula, Candytuft, Cleome, Coreopsis, Cornflower, Castor Bean, Cosmos (late), Cockscomb, Four-o'clock, Gerbera, Hollyhock,

Impatiens, Linaria, Marigold (French), Moonflower, Morning Glory, Petunia, Portulaca, Sunflower, Tithonia, Flowering Tobacco, Zinnia

BULBS: Colchicum (Autumn Crocus), Hardy Cyclamen, Louisiana Iris, Liriope, Lycoris, and Monkey Grass

Vegetables:

Early—Mid Month: Corn, Eggplant, Pepper, Southern Pea, Tomato, and Winter Squash

Mid—Late Month: Potato

ALL Month: Cucumber, Summer Squash

Things to Do in August

Fertilize: Fruiting vegetables weekly after first fruit set for higher productivity. Feed mums every 2-3 weeks until buds appear, then weekly until buds show color. Gardenias can be fed with azalea-camellia food. Fertilize roses for fall bloom. Feed berries and fruit showing poor color/vigor.

Water: Water all planted areas deeply but infrequently during dry periods. Outdoor container plants need daily watering. Keep azaleas and fruit trees well watered, spring blooms are developing.

Soil: Discard faded annuals and refurbish soil as needed. Prepare loose, well-drained beds for bulb planting. Clean up established garden beds. Turn compost pile.

Lawncare: Mow every 5-7 days, leaving the clippings on the lawn. Set mower higher in shady areas to promote denser turf. Avoid weed killers when temperatures are above 85 degrees.



Summer Lawn Care

Tip #1 -- Don't Misapply Fertilizer. Fertilizing is one of the best lawn maintenance choices you can make. But misapply it, and things turn ugly.

Tip #2 -- Do Water Your Lawn. One of the most common Summer lawn care pitfalls is inadequate watering.

Tip #3 -- Don't Slip and Slide. Slip and slide is more often dangerous than it is fun.

Tip #4 -- Do Get in Some Good Barefoot Time. Nothing beats wiggling your toes on your hard-earned green.



Advertise to Your Neighbors!

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.

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



WWW.PREMIERCOMMUNITIES.NET
TELEPHONE: (214) 871-9700
FAX: (214) 889-9980

Association Manager-

David Baer
(877) 378-2388
david.baer@premiercommunities.net

Accounting / Billing questions-

(877) 378-2388
accountservices@premiercommunities.net

Amenities/Reservations Questions-

reservations@premiercommunities.net

Resale & Refinance Certificates-

(888) 679-2500
www.premiercommunities.net/resale.html

After hours Property Emergency number-

(214) 871-9700 ext. 350

www.premiermgmtconnect.com/mackenzie | www.mmhoa.org

Exterior Modification Reminder

I know a lot of you are busy with Summer projects, so I want to remind you that any and all exterior modifications to your home must receive prior written approval from the Architectural Control Committee (ACC) before starting work. This includes but is not limited to: all sheds, fence repairs, patios, patio covers, landscape design, exterior painting, pools, etc.

You can find an ACC Request Form online on PremierConnect™ at www.premiermgmtconnect.com/mackenzie. Please fill it out with as much detail as possible and return to your Association Manager with any necessary drawings or plot plans needed. Once received, your request will be recorded and reviewed. Please allow 30 days to receive a reply with a decision. Normally, you will get a reply back sooner than that, but it just depends if all the needed information is provided and also how many requests have been submitted at a time. Please plan accordingly and allow the full 30 days before scheduling your project, just be safe.



Just another reminder, modifications completed without prior written approval from the ACC Committee are considered violations of the deed restrictions and will have the same consequences if not corrected.



Save the DATE!

Neighborhood Yard Sale
Saturday, September 25th
8am - 1pm

The HOA will provide advertising for the sale.
All homes are responsible for their own yard sale.

Protect your pet: Summer Safety Tips

Sun protection: Many of the safety concerns we have for ourselves during the hottest months of the year also apply to our pets.



Avoiding heatstroke: Limiting and supervising time outdoors during the hottest hours of the day is also important for your pets because when it's hot for you, it's probably even hotter for them.

Avoiding toxins: If you use fertilizers or other chemicals on your lawn or garden, make sure your pet doesn't have access to these potentially toxic substances.

Water safety: If you're lucky, you and your pets will get to spend some time cooling down near water, whether a pool, lake or the ocean. But even dogs who are good swimmers need to be protected around water.