



Mackenzie Meadows HOA News

A PUBLICATION OF THE MACKENZIE MEADOWS HOMEOWNERS ASSOCIATION, INC.

Don't Forget...

- * October 13th
Columbus Day
- * October 24th
United Nations Day
- * October 31st
Halloween!
- * November 11th
Veterans Day
- * November 27th
Thanksgiving Day

MMHOA Current Board Of Directors

President - Ken Hewes
972-497-9426
president@mmhoa.org

VP – Tomas Wu
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vicepresident@mmhoa.org

Secretary - Bill Hundley
972-699-3554
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Treasurer – Anita Hord
972.671.6151
treasurer@mmhoa.org

Member-at-Large – Rabah Mezenner
214.882.0028
memberatlarge@mmhoa.org

Dear Homeowners,

We hope everyone has enjoyed a wonderful & safe summer! Just a note to say thank you to all the committee volunteers that worked on the July 4th celebration and for the upcoming Fall Festival which will be held on October 17th! Please plan for your family to attend this Annual Mackenzie Meadows tradition. We look forward to seeing you there.

With the holidays just around the corner, your homeowners association Board of Directors will be sponsoring a holiday décor contest for the neighborhood. So everyone get out those lights and be careful on the ladders & roofs... prizes will be awarded for 1st, 2nd, & 3rd places. Honorable mentions will be awarded as well. This years judging will take place on December 16th. Best of Luck to all!

With the school year started again, please drive extra slow in the neighborhood, including alley ways.

Please remember there is a community website! The web address is www.mmhoa.org We encourage you to have a look! If you have not registered on the PremierConnect/Mackenzie Meadows Website we encourage you to do so today!

We are very proud to be able to offer you a remarkable new web-based service that utilizes proprietary software to give you real-time information about your community and your homeowner's account. By logging on to your community website you will be able to:

- View your account balance and history in real-time
- 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 work order request for common areas
- View account information, including address, phone number and email registered to your account

An introduction letter with the individual registration code was mailed out to the community several months ago. You were asked to enter your email address and choose a pin number. Once you have done that, you will be redirected to the live community website.

We have received many compliments on the new pool gate access system that was installed last year. Replacements cards are \$25.00, so keep your card in a safe place. Remember that even though we love to play with our pets, for safety and ordinance restrictions they are not allowed in the pool & play areas. Please remember to pick up after your pets while on daily walks. We thank you in advance for your strict cooperation with this rule. The pool will close for the season on Monday, October 27th.

Just a few reminders... Any exterior home modifications must be approved by the Architectural Control Committee. Approval forms may be downloaded from the website under "Forms & Documents", or please call us directly so we may fax or email you this required form. Return your completed request form to the management company and allow 30 days for approval.

We have seen many residents making improvements to their homes this past summer. Remember that if you are painting or staining with any type of potentially toxic materials, to dispose of these in an environmentally friendly manner. Contact your city health dept for more information.

Until Next Time... Be well!
Pete Willding

Pest Check

Remember to Treat for Fire Ants This Fall

Even though we have been experiencing high temperatures, fire ants are unfortunately still in the area. They can live deep within the soil so their mounds may not always be visible. Since they are a medically important insect pest, control measures should be taken in some cases to decrease their populations.

Before treating for fire ants, one must first survey the area to determine the number of mounds, if possible. If less than 5 mounds are present in a quarter acre plot, then it is advised to treat the individual mounds. Treating individual mounds is the fastest way to get rid of the fire ant mounds, but it is more labor intensive and more costly to apply when compared to the broadcast baits.

If more than 5 mounds are present, then treatment should be broadcasted over the entire area. A fire ant bait or contact insecticide may be used. Fire ant baits are made up of defatted corn grit covered with insecticide and soybean oil. Before broadcasting the fire ant bait, foraging activity should be evaluated. In order to test for foraging activity, place a potato chip or hot dog next to the mound. If fire ants find the chip or hot dog within fifteen minutes, then it is an appropriate time to broadcast the fire ant bait. Fire ants will typically actively forage when the soil surface temperature is between 70 and 90° F. The delivery process of fire ant baits into the colony is so effective, that the amount of insecticide applied in an area is significantly reduced. Fire ant baits should never be watered into the soil and they should not be used if they smell rancid. Contact insecticides can also be broadcasted over the entire area and these need to be watered into the soil. One contact insecticide containing fipronil can be used for fire ant control and will usually provide 9 to 12 months control.

Both fire ant baits and contact insecticides can be broadcast using a hand-held spreader for small areas or a Herd Seeder can be mounted onto a truck or ATV for larger areas.

Before applying any type of pesticide, always be sure to read and follow the pesticide label. Also, never use harmful toxins, such as gasoline to control fire ants. These products are illegal and dangerous. In addition, never leave insecticide baits on streets or walkways after application, in order to avoid unnecessary entrance into the water supply.

For more information, please visit the fire ant webpage at <http://fireant.tamu.edu>.

Growing Number of Grasshoppers

As we walk outdoors in late summer, we might be overwhelmed by the number of grasshoppers. This is usually due to warm, dry autumns and then hot, dry summers, which favor grasshopper survival and reproduction. Grasshoppers develop through simple metamorphosis with an egg, nymph and adult stage. The female grasshopper uses its long ovipositor to deposit eggs ½ to 2 inches into the soil in the fall. They will deposit eggs in such areas as weedy places, fence rows, and ditches. The eggs hatch into nymphs in the spring or early summer, depending upon species. The nymphal stage lasts for around 6 weeks before molting into an adult with fully developed wings. The adult grasshoppers will be found until late fall or until a frost occurs.

Grasshoppers feed mainly on weeds. However when the weeds begin to dry, the grasshoppers will go into other areas in search of food. This search may lead them to the plants in your landscape.



Differential grasshopper, *Melanoplus differentialis* (Thomas) (Orthoptera: Acrididae). Photo by Dr. Bart Drees, Professor and Extension Entomologist, Texas A&M University.

Some Control Options

Non-Chemical Controls:

1. Controlling weeds will decrease the number of grasshoppers in an area. If weeds are eliminated, nymphs will starve and adults will be discouraged from laying eggs in the area.
2. Also tilling the soil in the late summer will discourage female grasshoppers from depositing eggs, since they like to lay eggs in undisturbed soil.
3. Floating row covers can be used to protect such areas as vegetable and flower gardens, and small fruit trees from grasshoppers. The fabric allows sunlight through, while protecting plants from insects and cold weather.

Chemical Controls:

Monitor grasshopper infestations and treat when grasshoppers are in the nymphal stage. The immature grasshoppers are more susceptible to insecticides. Some effective insecticides include the active ingredients diflufenzuron, cyfluthrin, bifenthrin, acephate and permethrin. Also baits can be applied such as those containing carbaryl.

Insecticides typically do not persist in the environment more than a few days. This means grasshoppers may soon re-invade.



Red imported fire ant worker. Photo by Dr. Bart Drees, Professor and Extension Entomologist, Texas A&M University.

911

Over the next several newsletters, we will help explain and enhance your knowledge of the 9-1-1 system and how you can make it more effective if you ever need to call. This first article is just a general overview of the system and how to make a basic call. We will cover the different kinds of calls and give specific tips to make them more effective in future editions.

One of the most important city services is one we use the least, 9-1-1. When an emergency occurs, it is the fastest way to get help but there are some important things that callers can do that can really speed up the process. While Richardson has one of the fastest response times in the area, callers can still shave seconds and sometimes minutes off that time by knowing how to "phone it in."

First and foremost for you, the caller, is REMAIN CALM. Get a grip on yourself and FOCUS on the problem you are calling about and getting the help you need. There will be plenty of time later for you to think about what is occurring, but in every 9-1-1 emergency situation, a caller who knows how to control their emotions for a minute or two can really speed up the response.

There are several key pieces of information that the 9-1-1 operator needs to know immediately...first and foremost is the address and phone number that you are calling from. If you have a landline and are at home, use the landline to call because it will give the operator the phone number and the address of where you are. They are required to ask you to confirm it just to make certain that the caller ID is not incorrect. The next thing they need to know is why you are calling in a very general but concise way..."I have a prowler" or, "I need an ambulance," or, "There is smoke coming from my neighbors attic". That way, they know and what to send. After these key pieces of information, they will ask you to go into more detail. The right help will be moving to you and as you give them information, the responders will be updated.

If you are calling about a medical problem, the 9-1-1 operator will also ask you questions about the condition of the patient. They can help you help the patient before EMS arrives, including talking you through CPR if it is necessary. Most 9-1-1 operators are certified as Emergency Medical Dispatchers which means they have had the training to help you help the patient through the use of pre-arrival instructions. Every day, EMD's help callers save lives.

If you do not have access to a landline and have to use your cell phone, KNOW WHERE YOU ARE BEFORE YOU CALL. Now, that sounds simple, but every 9-1-1 operator can tell you stories about callers who are asked their location and they get the answer, "Oh, gee, I don't know exactly, somewhere on Renner Road, I guess." If you do not have an exact address, at the very least, you need to give them the closest cross-street..."Renner and Telecom." They can dispatch help and get it to you with that.

9-1-1 Services save lives and limit property damage every single day. The key component for 9-1-1 to work effectively and efficiently is YOU, the caller. Response times are significantly affected by the person calling. On average, a person only calls 9-1-1 a few times in their lifetime so it is essential that we, as potential callers, know what our role is in the process:

- BE CALM AND THINK ABOUT THE IMPORTANT INFORMATION YOU NEED TO GIVE**
- KNOW WHERE YOU ARE AND WHAT YOUR PHONE NUMBER IS**
- STATE THE GENERAL PROBLEM NATURE OF WHY YOU ARE CALLING**
- FOLLOW ANY INSTRUCTIONS GIVEN**
- STAY ON THE LINE UNTIL ALL THE OPERATORS QUESTIONS HAVE BEEN ANSWERED**



Mondays at Nico's we have **enchiladas specials - ALL DAY** \$4.75

Wednesdays we have **margaritas specials - ALL DAY** 10oz margaritas \$1.99

Sunday brunch from 10:00am till 2:00pm
Buffet style \$12.99 adults, \$4.99 kids under 12

Happy Hour every day from 5:00pm till 7:00pm

We also offer catering to sales luncheons and meetings, birthdays and weddings. Specials packages for end of the year/Christmas parties.

NICO'S TEXMEX CANTINA
 4101 E. RENNER RD 100
 RICHARDSON TX 75082
 PH 972-497-9666
 FAX 972-497-9222

THE 2008 MACKENZIE MEADOWS FALL FESTIVAL

October 17th
5:30 - 7 p.m.

Mark your calendar and come join your neighborhood for Mackenzie Meadows' annual fall festival. Enjoy dinner and dessert from "Around the World" including selections that support our community's Indian, Mexican, and Italian restaurants. Bring the children and plan to be entertained at the neighborhood playground, which will feature TWO bounce houses and a children's entertainer. Don't miss the fun or the opportunity to meet the individuals who volunteer their time to help make this neighborhood a fantastic place to live.



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www.premiercommunities.net/resale.html

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After hours Emergency number-
214-871-9700 ext. 350



TREASURER'S REPORT — August 2008

MACKENZIE MEADOWS HOA

Anita Hord, Treasurer



Financial Summary

- August Income: \$9,606 vs budget \$9,359
YTD Income: \$75,375 vs. budget \$74,873
August Expenses: \$9,537 vs. budget \$8,619
YTD Expenses: \$68,929 vs. budget \$75,735, due mainly to:
- 1) lower electric and water usage than projected
 - 2) fewer irrigation and landscape repairs than projected
 - 3) low committee expenses
 - 4) less pool supplies/service than budgeted YTD

Delinquent Dues

- At the end of August, 24 residents had balances due totaling \$2,710.26
- 9 residents received 2nd notice letters totaling \$941
- 1 resident received a demand notice for balance due \$646
- 1 resident received lien notice for balance due \$619
- Two new homeowners moved into the neighborhood in August

Banking Information

Operating Account Balance	\$32,923.31 US Bank
Investment Account Balance	\$4,573.95 US Bank
Reserves	\$38,449.27 State Farm
CD	\$59,235.36 State Farm
Total Financial Account Balance	\$135,181.89

Improvement expenses forthcoming include:

- Storage facility building within the confines of the pool area
- Replacement lettering on one of the main entry signs along Renner
- Kick plates on pool restroom doors to stop deterioration
- Replacement of missing trees along Renner

