

# ABBEY MOOR

Spring  
2019

*Connecting the Neighbors and Friends of Abbey Moor Community in Trophy Club, Texas*

## Welcome

### A Word from HOA President... Larry Vowell

I am pleased to report that by the time you receive this newsletter, new trees are on order and will be planted along the perimeter of our neighborhood in April.

We have worked with the Town of Trophy Club and Assured Landscape to complete this project.

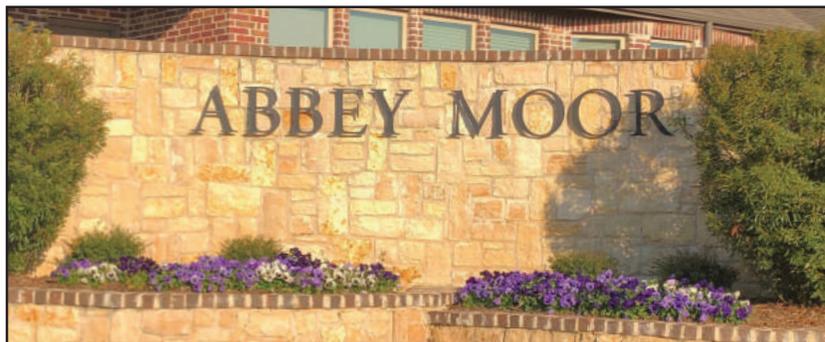
At this time, the crepe myrtles that are planted along Trophy Club Drive will be filled in with new crepe myrtles where they are needed.

Along Trophy Park Drive, different types of trees (Eagleston Holly, Live Oak, Chinese Pistachio or something similar) will be planted to replace all the crepe myrtles currently planted there. As the crepe myrtles on Trophy Club Drive need to be replaced, eventually they will be replaced with the other types of trees.

It will take years before all of this is completed but we will work diligently to complete this project. The

tree update project is very costly but due to our careful spending, we are able to replace the trees without increasing the HOA dues. (We can increase the dues up to 20% per year, if needed, but we decided that was not necessary this year.)

Most of the landscaping work has been completed at both our Yorkshire and Annandale



entrances, but we are continuing to enhance them throughout the year. The deer did not help us at Annandale when they decided to eat the pansies that were planted in November, but we are spraying the plants now, and hopefully, the deer will go back into the woods to find their dinner.

We have had a few incidents where residents have asked the HOA to clean up trash, tree limbs and debris from the Corps of Engineers Property behind their homes.

It is important that everyone realize that the Corps Property is not a place to dump your landscaping debris and trash - someone has to clean this up, either the homeowner that is affected by it or the HOA.

The HOA has to pay a fee of \$200-300 every time we need trash removed from this area - if expenses like this continue, they could lead to requiring an increase in HOA dues.

Please refrain from dumping "stuff" in the trees or grassy areas of the Corps Property.

Republic Services will pick up brush and bulk waste on normal trash days - brush and

tree limbs need to be bundled into 4-foot sections that weigh no more than 50 pounds.

Abbey Moor is entering its eighth year of existence and it is probably time for many of us to take a look at our garage doors, shutters and fences to see if we need to put a new coat of stain on them. Don't miss the article in side this newsletter that addresses those issues.

We have a nice neighborhood. Let's all work together to keep our homes and yards looking good!

SAVE THE  
DATE



20

### TC EGGstravaganza

Hop on over to Independence Park East on Saturday, April 20 at 9:00am for Trophy Club's annual Easter event and to meet the Easter Bunny himself! They will have 15,000 eggs scattered for the hunt!



4

### TC July 4th Celebration

The 4th of July Celebration is Trophy Club's largest event of the year so don't miss celebrating our red, white & blue roots with a parade, Patriot 5K & Fun Run and Fireworks Celebration!

## Spotlight: Trophy Club Leaders

This quarter's spotlight Trophy Club Town employee is **Lisa Payne** who serves our community as our **Town Planner**. As a Town Planner, Lisa is responsible for creating and carrying out plans for Trophy Club development which will ensure the Town's prosperity by reviewing, amending and enforcing town ordinances as set forth by the Town Council and with input from residents throughout the community.

Lisa plays an integral part in our monthly Town Council meeting by interacting with Town Councilmen and residents who have concerns and interests that are routinely brought before the Town Council for resolution.

Be sure to tune into the next Town Council live stream on the internet to get a glimpse of how Lisa accomplishes her job and protects the best interest of our residents.

Please join me in thanking Lisa for agreeing to take part in this quarter's HOA newsletter and for all the hard work she does on our behalf!

**Name:** Lisa Payne

**Position:**  
Town Planner

**Years with Trophy Club:** 2-1/2 years

**Total Years of Experience:**  
13 years of previous experience with the Town of Little Elm and the City of Rowlett



**What does a Town Planner do?**  
*A town planner enforces and amends town ordinances to maintain the high standard set forth by the Town Council, as well as by receiving input from residents and businesses in town.*

**What are your main roles as Trophy Club Town Planner?**  
*I review, amend and enforce town ordinances.*

**What's your favorite part of your job?**  
*I enjoy seeing projects come to fruition such as PD30 (the Trophy Club Town Center) and HG Supply, which includes PD25.*

**What's something you wish everyone in Abbey Moor knew about your department?**  
*We are here to protect the quality of life and property values through aesthetics and promote the welfare of the residents.*

### PERSONAL THINGS ABOUT YOU

**What do you like to do on your days off?**  
*I rest, relax and spend time with the family and pets.*

**If you could travel anywhere, where would you want to go?**  
*Barcelona and Switzerland, I love Europe...*

**What's 1 thing about you that would surprise us?**  
*I don't like potatoes and beans!*

**What famous person would you like to have lunch with (living or not)?**  
*Dolly Parton, she seems so much fun to be around.*

**Favorite sport and favorite sports team?**  
*Baseball, I love going to Texas Rangers games with my dad at the Ball Park.*

**Any last thoughts?** *I really enjoy working for TC and hope to be here for a long time.*

## Time To Paint Up, Fix Up and Clean Up!

As spring rolls around, it's a good time to take a look at your home and repair, stain, paint and clean up.

Some of our garage doors, shutters and fences are beginning to show their age and many of us need to re-stain them. Fences, shutters and garage doors at Abbey Moor may be stained or re-stained using one of the four (4) acceptable stain colors as follows:

- Behr Premium Natural Cedar
- Sherwin Williams Hawthorne Brown SSW-3518
- Seal Rite Ready Seal Medium Brown
- Wood Defender Coffee Brown

Re-staining with proper colors does not require approval from the Architectural Control Committee and is a great way to improve the presentation of your home in just one afternoon!

If your home's painted siding or trim needs to be updated, you do not have to get approval from the HOA if you use the same color. If you want to change the color of the trim, front door or any



other painted surface, you will need to submit an ACC (Architectural Control Committee) Request and get an approval before you repaint. Painting shutters, garage doors and fences a solid color is not permitted.

## Exterior Home Lights Needing Attention

The outside lights on our neighborhood's homes are beginning to show age and deterioration.

The metal fixtures are covered with a light coat of dust or oxidation that needs attention. Many have repainted the lights with a paint that matches the original color with great success.

The paint to use for re-painting exterior lights is:

**Rust-Oleum Painters Touch Ultra Cover Premium Metallic Paint, Color Metallic Oil Rubbed Bronze**

Others have found that cleaning the lights with a solution of Teak Oil also does a nice job of rejuvenating the lights. This can be purchased at Home Depot.

We would encourage everyone to take a look at your lights and clean them up this spring!

If you choose to replace your outside light fixtures, please submit an ACC (Architectural Control Committee) request for approval prior to purchasing new fixtures. Any replacement would need to be a similar type of coach fixture.



**BEFORE**



**AFTER!**



## ABBEY MOOR HOMEOWNERS ASSOCIATION

9500 Ray White, Suite 200

Keller, Texas 76244

## Let's Leave The Lights On!

Since asking people to leave their outside house lights on overnight, we have received a number of positive comments in the last few months.

Neighbors out walking their dogs or taking a stroll after dark have said how nice it is to walk with the lights on, as opposed to walking in darkness.

Also we have not had a single vandalism of mail boxes or cars reported in the last few months, so apparently the lights being on at night as a deterrent may be proving helpful.

Leaving your lights on brightens up the neighborhood and could discourage people who want to do damage from choosing our neighborhood to hit.

Leaving your Coach Lights on from 8 p.m. until 7 a.m., uses only a couple of Kilowatt hours, which translates to less than \$5.00 per month - a small price to pay if it discourages people from prowling around Abbey Moor in the dark of night!

Thanks to those who have been doing this, and to those who have not, give it a try and let's **brighten up Abbey Moor.**