

THE KNOLLS AT BRECKINRIDGE NEWSLETTER

VOLUME 1

November, 2001

ISSUE 1

MEET OUR BOARD OF DIRECTORS

The following individuals were elected as Board members on May 14, 2001.

Name	E-mail address
<i>Terry McCord</i>	<i>mccordir@aol.com</i>
<i>Mike Thomas</i>	<i>Thomas_family@mindspring.com</i>
<i>Thomas White</i>	<i>tomwhite@mac.com</i>

HOMEOWNERS' MEETING

Our next homeowners' meeting has been tentatively scheduled for Monday, Jan. 14, 2001. We are hoping to hold the meeting at a nearby school. We will notify residents by e-mail or flyers placed on your front doors. Please pencil us in for the 14th. You should be receiving a mailing from the board containing important information. Please review the material prior to the meeting.

NEWS FROM THE BOARD

The Board has been working with Standard Pacific to rectify issues concerning the Community Pool. An independent engineering firm reviewed the structure and the following corrections were recommended. A French drain will be constructed in the pool landscaping to make certain drainage is corrected to eliminate wet sidewalks. The crepe myrtle trees will be removed and replaced. Our builder will pay the expenses associated with these activities NOT the association.

YARD OF THE MONTH

How about a YARD OF THE MONTH Contest just in time for the holidays? As you drive this beautiful neighborhood, note the address of a home you feel is unusually well groomed and decorated for the holidays. E-mail your vote for "Yard of the Month" to Sue Carney by December 15th. One vote per household. sueecarney@aol.com.

VOLUNTEERS NEEDED

Our Board is trying to organize five sub committees.

- Crime Watch/Neighborhood Watch
- Architectural Committee
- Pool/Landscaping Committee
- Communications Committee
- Social/Welcoming Committee

A brief description of these committees should be included in a mailing from the Board and CMA. (The management company apparently mailed last Thursday) Please volunteer by contacting Ruth Crockett with CMA at rcrockett@cmamanagement.com. Remember, our association is based on volunteers and *The Knolls at Breckinridge needs you!!*

E-MAIL/PHONE/ADDRESSES NEEDED

To keep residents informed we would like to establish an e-mail address list that can be used by the Board to communicate with residents. In addition, we would like to publish and distribute a neighborhood directory. If you are interested in having your information published, please send information to Sue Carney at 3004 Taos Ct. or e-mail her at sueecarney@aol.com using the format below:

Homeowner 1, Homeowner 2, Address, Home phone, Work phone, e-mail address.

VISIT FROM SANTA FOR CHILDREN OF THE KNOLLS AT BRECKINRIDGE



The Tiemeyer Team Realtors has invited the children of The Knolls to meet and have their picture taken with Santa Claus. This event will occur Saturday, Dec. 15, 2001 11:00 a.m. to 12:30 a.m. at 2701 Arbor Ct.

POOL VANDALISM

Our community pool has been the apparent target of attacks by vandals. On several occasions the pool chairs had been thrown into the pool causing chair legs to rust. (Replacement furniture will be at our homeowners' expense.) Additionally, graffiti "Eric loves Linda" and "Linda & Eric forever" were inscribed with stone on the pool bottom and had to be removed, and toilet paper had been thrown purposely into the toilets, causing plumbing problems in the men's restroom.

Homeowners, this is our pool and it is our responsibility to maintain its condition. Anyone caught vandalizing the pool will be prosecuted to the fullest extent of the law and should the vandals be minors of parents within our neighborhood, those parents may be fined for the action of their children. Should you see any vandalism or inappropriate behavior, please know that as a homeowner you have the responsibility to call 911 or report names and activities to any Board member.

DANGEROUS STREETS/INTERSECTIONS

Residents had complaints and concerns about the speeding cars within our neighborhood. After contacting the Richardson police, volunteers were placed on Breckinridge Blvd. to observe speed limit violations. The report was rather alarming. The volunteers clocked speed up to 70 mph on Breckinridge Blvd. This is 40 miles an hour above the speed limit. This is not only a grave concern to the residents on Breckinridge, but also a concern to all of us who have children crossing the road to get to the park and creek area. Please be aware of the safety of our children and residents' and let's slow down. We realize that Breckinridge Blvd. is not the only road experiencing excessive speed, so let's all be more conscientious.

Additionally, complaints have been filed about the inability to see at the intersection of Crystal Mountain and Winter Park. This issue will be reviewed with the Board and its committees.

HELPFUL HINTS

Just a reminder, our garbage collection days are Tuesday and Friday. It would be most beneficial to all residents if you didn't put your garbage out the night prior to pick up. The raccoons and rodents in this area are getting fat on our strewn garbage and the alleys and roads are cluttered with trash as a result of animals getting into our trash. Also, recycle day is every Friday.

THIS NEWSLETTER NEEDS YOUR HELP

As you can tell, an amateur wrote this newsletter. Help us put together a professional publication and volunteer to publish future newsletters. Contact Ruth at CMA.(rcrockett@cmamanagement.com)

WEB PAGE COMING

The Knolls at Breckinridge has secured the name KnollsAtBreckinridge.com and will be establishing its own website. More information to follow.

HOMEOWNERS AGENDA ITEMS

After reviewing the information in your packet please think of issues you would like our Board and Committee to address. E-mail or mail your concerns, issues and suggestions to Sue Carney so that we can assist the Board in putting together a productive agenda for our January meeting. Please send to:

sueecarney@aol.com
Sue Carney – 3004 Taos Ct.

****According to CMA an information packet was mailed to all homeowners on Thursday, Nov. 15, 2001.**

HAPPY
HOLIDAYS