



Kingsbrook HOA Online!

www.kingsbrookhoa.com

That's right! The Kingsbrook Homeowner's Association now has a website. Take a few minutes and checkout the site. What is on the new website?

- Back issues of The View
- Community documents (Bylaws, Declaration, Rules and Regulations)
- Kingsbrook Community calendar
- Links to community websites (City of Plano, Frisco ISD)
- Important phone numbers



This is an easy and quick way to communicate important information to our community. Please bookmark the page and check it often.

The BOD feels that this is also a great marketing tool for our community. As people look to move into our neighborhood, the web site can let them know that we have a very active group of residents.

Upcoming Social Events

Game Night and Recipe Exchange



Date: Friday March 12th

Time: 7:30 p.m.

Location: 10037 Castlewood Dr. *

It's easy!!

1. Bring your favorite group board/card game.
2. Bring a salad or dessert and beverage of choice.
3. Bring 15 copies of your recipe so we can exchange with friends.
4. Enjoy an evening of games, fun, and food.



Pretty simple. Hope to see you there. * Location - subject to change
RSVP by 3/10/04
Email:

pia.lucero@comcast.net
Or call 972-965-9240

Social Events for April!

April 3rd – Community Clean Up Day

April 24th- April in Paris Wine Party

3rd Week of April- Yard of the Month Selection

Social Event

Notification via E-mail

For those of you with access to email and would like to receive information on upcoming Social events via email, please send your email address to Pia. She will add your name to the distribution list for future events: pia.lucero@comcast.net

Watching the Grass Grow

The growing season is upon us and below is the landscaping schedule:

- Beginning March 17, 2004 your patios will be mowed semi-monthly.
- Units 1 thru 75 (the buildings on the outside of the property) will be mowed on the first and third weeks.
- Units 76-142 (the buildings on the inside of the property) will be mowed on the second and fourth weeks.

- Includes mowing, weed eating, and cleanup of the grass area.
- Patios must be unlocked, all items off the grass areas, pets off patio area, and any animal droppings cleaned up before the crew will mow the grass.
- If you would like your patio mowed each week, please contact CCMC to make arrangements. The cost is \$5.00 per yard per mowing.

Next BOD Meeting

The next BOD meeting is on March 22, 2004 at the Carpenter Recreational Center on Coit Road.

You are encouraged to attend the BOD meetings.

Remember, this is your HOA and your voice and opinions matter!

The meetings are scheduled for the fourth Monday of the month.

_____	McDermott Dr
_____	Hedgcoxe Rd
_____	Legacy Drive



Coit Rd

New Insurance Policy

The BOD has renewed the insurance policy for our community. The BOD expected a considerable increase in our insurance based on previous years. However, this year there was a pleasant surprise. There is a cost savings of 12.25%. This is allowing the BOD to divert the money budgeted for the increase in insurance to the Reserve Fund.

By the time this newsletter is distributed, you should have received your new Certificate of Property Insurance from Davis-Dyer-Max, Inc. If you haven't received your policy, please contact CCMC.

Satellite Dishes

This is a subject that has not been addressed in quite a while in The View. However, there have been some questions as to where to install a satellite dish. On March 26, 2002, CCMC and the BOD issued a policy regarding satellite dish installation. You should have received a copy of this policy with your closing documents. Dishes installed in approved areas prior to this date are considered grandfathered under this policy. The following statement is taken from the official policy:

If your dish is affixed to any roofing material, it must be relocated immediately to avoid nullifying the Association's roof warranty. This is a very serious situation and all homeowners must comply immediately.

If you have any questions, please contact CCMC to avoid any fees or fines.

Update E-mail with CCMC

As many of you probably noticed, CCMC has the ability to make important announcements to our whole community via e-mail. This is the quickest and most effective way to communicate important information. However, this method of communication only works if CCMC has your correct e-mail address. Please send Caroline Winton an e-mail (see address in Contacting Someone) with your proper address so that you won't be left out when there is important news.

Want to Make Some Changes?

Homeowners interested in making visible alterations to their property must receive advanced written permission from the Board of Directors. The procedure for requesting permission to visibly alter your unit are as follows:

- Submit a written request to CCMC, which outlines the changes desired, including (where applicable) architectural plans and photographs, etc.
- CCMC forwards the request to the Architectural committee and the BOD
- Architectural committee informs CCMC and the BOD of their decision
- Meet with the Architectural committee and BOD (if needed)
- CCMC informs the resident of the committee's decision

Should any resident make any unauthorized changes to any Unit or the Common Area (i.e. without written approval from the Board of Directors), the Board of Directors may direct that the unauthorized change be removed and be corrected and the property returned to its original state at the owner's expense.

The Board of Directors may direct corrective action and assess appropriate charges and/or fines against the Unit Owner.

Did you Know?

Straight from the Rules and Regulations:

- All pets must be under control at all times. Animal Control 972/941-7205 operates daily from 9:00AM to 6:00PM. There is a leash law in Plano and the local authorities enforce it.
- Any pet not under the control of their owner will subject its owner to a fine to be determined by the Board of Directors. In addition to imposing a fine with respect to a single animal, the Board of Directors may request that such animal be removed from the premises permanently.
- Pet owners are responsible for the immediate removal of excrement that their pets deposit on the Common Areas. Pet owners violating this rule are subject to a fine (disciplinary action as the Board of Directors deems appropriate).
- No pet may be left unattended at any time on the common elements.
- No pet shall be allowed to create a nuisance or unreasonable disturbance or to damage any Common Elements or the Property of any other Resident.

Contacting Someone

Here are some contact numbers:

- CCMC Management Company
214-696-8883
- CCMC Representative
Caroline Winton
cwinton@ccmcnet.com
- Plano Police Non Emergency
972.424.5678
- Plano Fire Non Emergency
972.941.7159
- Frisco ISD
469.633.6000