



Plano Restricts Water Usage

The following mandatory restrictions will apply for Plano, with enforcement, effective June 19, 2006. This will affect Kingsbrook resources in many ways. Our landscape will only be watered using the irrigation system once a week on Tuesdays. And, because of water pressure problems in the community overall, it will be very difficult to get the entire community watered in the allowable times of from 12:01 AM to 9 AM on Tuesdays, with the rest to occur from 7 PM to midnight.

- Washing or hosing down of buildings, sidewalks and driveways is prohibited.
- Excessive water run-off from any landscaped area onto streets, alleys, parking lots or other paved surfaces is prohibited. Water run-off is excessive when it extends for a distance greater than ten (10) feet from the property's boundary lines; onto adjacent property; or, ten (10) feet past the targeted irrigation area for commercial sites.
- Outdoor irrigation, including hand watering, is prohibited between the hours of 9:00 a.m. and 7:00 p.m.
- Landscape watering is limited to one day per week. The city has been divided into five (5) zones with one week day assigned to each zone. Tuesday is the day for our zone.
- Landscape beds may be watered on any day by using a hand-operated hose equipped with a positive shut off nozzle.
- Soaker hoses for foundation maintenance are authorized as necessary.
- Pools may be filled to maintain operational levels.
- The use of potable water to refill ponds or lakes is prohibited.
- Plano's Public Works Department will be carefully monitoring adherence to these restrictions.

The City of Plano's new Drought Contingency Plan, and additional drought information, can be found at www.planotx.org/water. An information hotline detailing Plano's water use restrictions has been activated at (972) 769-4338.

Backyard Tour in May

Our featured event for May was our annual Spring backyard tour. By a popular vote of tour participants, Vicki and Marcel Deitrich won First place with their beautiful backyard at 3020 Glen Meadow. The prize for their accomplishment was \$25.00. Second place went to Geri and Roy Harkey at 9801 Cambria Court. Third place went to Pia Lucero at 10037 Castlewood Dr. Our thanks to all who participated.

As we try to divest some of the responsibility for all of our social activities here in Kingsbrook, we are pleased to announce that the landscape committee will manage all future backyard tours.

National Night Out

This year's National Night out is scheduled for Tuesday, August 8, 2006. You can view photos of our first National Night out in the KHOA Photo Gallery. This was by

far, one of our most successful events. We had over 70 people attend last year. The event was conducted in cooperation with our neighboring Portrait Home communities of Westbrook and Castlebrook. We hope to conduct this upcoming National Night Out in much the same manner.

Next BOD Meeting

The next Board of Directors meeting is on Wednesday June 28, 2006 at 7:00 pm at the Carpenter Park Recreational Center on Coit Road.

Pools Open

Our management company worked feverishly to clean our pool furniture, the pool decking, etc. in order to prepare the pool area for our 2006 opening. Remember that the pool is for all Kingsbrook residents, and as is true with any other shared

benefit, there are rules and regulations. Please familiarize yourself with the pool rules before utilizing this very popular community resource.

Yard of the Month

The landscape committee is pleased to announce that the Yard of the Month for June goes to Vicki and Marcel Deitrich in recognition of their having won the backyard tour competition. To vote for, or if you want to nominate a yard for yard of the month, go to

<http://www.kingsbrookhoa.com> on the web and click on the vote tab. It is the very last tab on the left of the home page. Be sure to include your name and e-mail address whenever submitting a vote.

Resident of the Month

Our resident of the month is Vicki Barton who lives at 9861 Castlewood Dr. She is the IT Manager at Countrywide. You can often see Vicki walking her "sweetie" Malamute, Sammy. She also has a cat, but Pebbles stays indoor. Vicki describes Pebbles as a "prissy" cat. Vicki was born a Buckeye in Columbus, Ohio. But, she has lived in many other places since Columbus. She went to high school in Southwest Virginia. She says she has lived in a total of 31 houses covering nine states. The last city she lived in before moving to Plano in 2002, was Asheville, South Carolina. Her parents, sister and brother-in-law still live in Asheville.

She loves food and wine, but her favorite pastimes are sunbathing by the pool, exercising, and traveling. In fact, she just returned from a week on the island of Mauritius, an island off of Madagascar, Africa. A highlight of that trip was staying over in London, England. She got to tour the London Eye (Millennium Eye).

The Scoop

As the weather starts getting warmer, more of us are spending more time outside with our dogs. Dog owners have a responsibility to take care of and provide properly for their pets. The owner also has a responsibility to his/her fellow homeowners and residents to clean up after the pets. This not only includes the common areas, but also cleaning-up in the dog's backyard. Unfortunately, complaints have been pouring in. So, apparently some owners are not aware of the rules regarding this requirement to pick-up after pets. There have also been some complaints about homeowner's not being able to enjoy their patio because the neighbor hasn't cleaned up their pet's mess in the backyard.

From the City of Plano's Animal Services web site: It is unlawful for an owner or any person to:

- **Allow their pet's quarters to become unsanitary, malodorous or obnoxious to others.**
- **Allow excreta deposited by his/her animal to remain on private or public property.**

When one does this, it is not only a violation of the City of Plano ordinances, but also a breach of the Rules and Regulations of Kingsbrook. Fines are levied against homeowners found to be in violation.

Also, from the City of Plano's Animal Services web site: Penalties for violation, are as follows.

(a) Any person violating any provision of this chapter shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be punished as provided in section 1-4 of this Code.

(b) In addition to the penalty provided above, violations of any provision or section of this chapter shall incur civil penalties up to one thousand dollars (\$1,000.00) per day for each violation, as provided by Local Government Code section 54.017, as the same may be amended from time to time. Each day a violation continues shall be deemed a separate offense.

(c) The city shall be entitled to pursue all other criminal and civil remedies to which it is entitled under the authority of other ordinances or state law.

The simple solution is to pick up after your pet. And, if you see someone not picking up after their pet, contact CCMC with either their name or address if possible.

Welcoming Committee

Although our management company provides a packet of information to new residents, the

welcoming Committee has finally begun to supplement this information by welcoming new residents in person. If you are a new resident and have not been officially welcomed, please call Dean Wenrich at 972-897-4958. Or, you can e-mail him at **RDean4824@aol.com**. He will be glad to arrange for a visit. As part of this program, the committee visits one on one with new residents, providing them with answers and helpful hints on the community. One of the most helpful pieces of information provided is the "Top Ten" list. It covers the top ten concerns most often raised by new and old residents.

As a current resident, if you see someone moving into a home on your street, you can help us out in welcoming them as soon as possible, by letting Dean know any information you may have about them. Again, his phone number and/or e-mail address are above.

We are pleased to announce that a more active visitation committee is in the process of being formed. Jan and Gabe Abene, residents who recently moved here from New Orleans have volunteered to assist with this program. With the experience they gained in their recent move, they can bring some valuable insight to the program.

Parking in Our Community

The parking in our community has become a very touchy subject for many of our residents. All of us need to do our part to help alleviate the parking issues. Below is what is stated in our Rules and Regulations.

Parking Automobiles

- Parking in the areas near the mailboxes is designated for guest parking. Please inform your guests, as a courtesy to other residents of the community, to park in these parking places.

- Automobiles deemed (by the Board of Directors or its agent) to be abandoned or stored and automobiles causing damage to any of the Common Areas (structures, landscaping, shrubs, etc.) may be towed at the owner's expense.
- Any major repair of automobiles shall not be allowed outside of the garage. i.e. oil changes.
- The maximum speed allowed is thirty (30) miles per hour on the streets, driveways, and parking areas located on the premises.
- No excessive horn honking.
- Disorderly conduct is not allowed and is subject to a fine for each violation, as determined by the Board of Directors.
- No double-parking.
- For Sale signs may be placed on vehicles. The signs must be purchased from a store. Shoe polish is not permitted. The car on which the For Sale sign is posted cannot be located in a guest parking place. It must remain in the residents driveway.

Residents of our community are not allowed to utilize the parking areas near the mailboxes as a permanent parking place. All residents cars must be parked in their garage or driveway.

If you see any cars which you believe may be in violation where they are parked, please send the location of the vehicle, the license plate and the time(s) you observed the vehicle to CCMC.

Wanted: Committee Members

Most of our committees are struggling to get things done in our community. This is due to a lack of people volunteering their time to serve. Please contact any of our committees to volunteer:

- **Social Committee** – plans and executes the social activities, assists with the newsletter and new community web site.

- **Architectural & Landscape Committee** – oversees the overall look of our community. Visit the website for additional information.

Summer Food Drive

In addition to our annual holiday food drive, which is conducted in November & December, we are now adding a summer food drive, which will be conducted this June and July. We will then make this a semi-annual effort here in Kingsbrook.

Food donations are at their highest during the holidays, but during the summer months, food banks are at their lowest. Just a few pounds of food from each home here in Kingsbrook would achieve rather impressive results. Donations can be dropped off at 10037 Castlewood Drive. A Food Bank box will be on the patio there. Dry foods, canned, non-perishable goods, and household cleaning and hygiene item can be also donated. Please put all foods in sacks.

The recipient of these goods is Metrocrest Social Services who helps those who for various reasons are in need in our local North Dallas area. If you need a receipt one can be provided by contacting Pia Lucero at 972-668-6959.

Pet Register

Are the pet owners in our community interested in starting a community Pet Register? This would enable the entire community to identify wandering animals if they see them. It would be open to 'The Brooks' since we are so close in proximity to each other. If you think this is a good idea, drop a line to: gilley.estes@kingsbrookhoa.com

Kingsbrookhoa.com

Always check the web site for information regarding the BOD, social events, and copies of our governing documents. Also on the web site are pictures for our last few social events.

New feature on our web site!
You can place your vote for Yard of the Month and other various events.

Coyotes on the Prowl

It has been noted that coyotes are prowling the neighborhood. It is sad, but true, that as development continues throughout the area, there are fewer and fewer natural habitats left in the area for wild animals such as coyotes. And, as these animals get desperate for food, they will get more and more aggressive. It is important that homeowners be aware of the danger this represents to small dogs, cats, and even children. It is important that everyone keep an eye open for wild animals such as coyotes. Not only can they represent a hazard for bites, but can actually stalk and attempt to hunt down prey and kill it. It is also imperative that we do not attempt to feed them. This only attracts them to the area even more. Unfortunately, these animals have voracious appetites and mere pet food will not satisfy a pack of coyotes.

Landscape Mulching

The BOD chose to continue with Jonmar for the landscape renewal contract. Although their price was among the lowest submitted, it was not the cheapest. But, because they are knowledgeable about the irrigation problems we have, we decided that we would go with them. And, as a part of the renewal decision, we negotiated for mulching to be included at the bid price. The mulching should be completed by the time the newsletter is printed. However, if your yard was missed, please contact CCMC. If your beds contain extensive landscaping, Jonmar may have chose not to mulch for fear of destroying your hard work.

