



Community Garage Sale

The HOA schedules two semi-annual community-wide garage sales. Our Spring garage sale was originally scheduled for April – Saturday the 15th, until it was realized that this was Easter weekend. So, we rescheduled it for Saturday, April 29th. It ran from 8AM to 2 PM. Walking around the neighborhood during the sale, it appeared that there were plenty of shoppers taking advantage of the treasures people were willing to part with.

Hopefully, everyone who participated found this to be an easy and inexpensive way to have a garage sale, with the HOA helping in every way possible to make it so. Newspaper advertising and signage directing people to the community was provided at no additional expense to any resident. The HOA always invites our neighbors in Westbrook and Castlebrook to participate in order to maximize the potential for would be shoppers.

For future reference, the only legal city requirement is that each homeowner who is planning to participate must display a permit in a visible spot in their garage. The HOA cannot do this for you. The easiest way to get your permit is to go to the City of Plano webpage at <http://www.planotx.org/>.

Click on Online Services, the Garage Sale Request, and then you just follow the instructions. You can print your permit out on your own. There is no charge, and an added benefit to this is that your garage sale is posted on the Plano webpage showing what you will have for sale. Would be shoppers check out this webpage to find out where to go for specific items they may be wanting to buy.

Upcoming Events

Backyard Tour

Begin planning for the last community event of Spring, our backyard tour. This event is planned for Saturday, May 13th, 2006. This has become another popular annual event. Homeowners are encouraged to open their backyard gates and show-off their skills and creativity with what they have done in one of our postage sized backyards. Past tours have shown-off some amazing results. From the simplest landscaping to miniature putting greens to exotic Japanese gardens. Rock gardens! Ponds! Waterfalls! Between us we could compete with the Botanical Gardens. Put this on your calendar. It is a great way to get ideas and to meet your neighbors. The tour starts at 4PM. It is a walking tour that begins at the pool where you can receive a map and directions on the shortest route to taking this self-guided tour. A voting ballot will also be provided to use to vote for your favorite backyard. The winner will receive a gift

certificate to a favorite local plant nursery and will be featured in the next newsletter.

We would like to identify backyard participants on the map that will be provided, so please let Dean Wenrich know as soon as possible that you are going to have your gate open. You can either call him at 972-897-4958. Or, e-mail him at:

RDean4824@aol.com

Photos from previous tours are available on the Kingsbrook webpage at:

<http://www.kingsbrookhoa.com>
Click on KHOA Photo Gallery and then scan through the choices to view these great pictures.

National Night Out, August 2006

Our second annual National Night out will be held the first Tuesday in August. More details will be available in upcoming newsletters. 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 70 some people attend. 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 May 24, 2006 at 7:00 pm at the Carpenter Recreational Center on Coit Road.

Pool Opened April 1

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

We are pleased to announce the first Yard of the Month recognition for the year. It is Mik Fozmark's yard at 10004 Castlewood Dr. Mik was the last one to be nominated last year before the cold weather made everything dormant. Congratulations Mik! From this point out the Landscape committee will be choosing the yard of the month. To vote for or to nominate someone's yard, 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.

Wine and Cheese in April

Our featured event for April was our annual wine and cheese party, which was held at Susan Clark's house at 3005 Rolling Meadow. This event took place Saturday night, April 8, 2006, at 7 PM. There were about 20 guests and there was a scrumptious array of cheese dishes with a large variety of wine choices to sample. The wine choices ranged from a white Gewürztraminer to an assortment of red wines from vineyards in the United States, to Chile and Australia to name a few.

Resident of the Month

Our residents of the month are Marcie and Brandon Finnigan. They live on Castlewood Dr. Brandon is originally from Poteau, OK; but has been a Texan since 1995. Marcie was born in Tucson, AZ but has been a Texan since 1987. Both Brandon and Marcie moved here from Austin, TX. They worked and lived on Lake Travis – a beautiful place compared to the "cement jungle" of Dallas. But in order to advance careers, they moved to Dallas. Marcie says, "...and we do love it here too."

Skyler Finnigan, age 8, attends Borchardt Elementary, plays soccer for the Frisco Youth Soccer Association, loves fishing, swimming, and having lots of fun! Alexis Finnigan age 6, also goes to Borchardt Elementary, cheers for the Frisco Football Association, loves animals, candy and anything sweet. You will see the two of them riding their bikes, scooters, or rollerblades around the neighborhood, in hopes of finding other children. Marcie says, "So if you have children around their age, PLEASE come by. They really miss having children they can go play with in the neighborhood." They have 2 fish - Caddie the Beta, and Catty the catfish, 1 Hamster- Buddy, and a Boxer named Caesar. According to Marcie, "He is very very sweet and BIG and loveable." About Caesar she says "Please do not be afraid of Ceaser. He will only hug and lick you to death!" Marcie attended Texas State University, aka SWT for a few years, but completed her degree in Accounting at the University of Phoenix. She is currently working on her MBA in Accounting and finance with UT Dallas. Marcie's words are "GO LONGHORNS!" She reports that "Brandon did some college work at the University of Oklahoma (yuck!)," but she converted him to a Longhorn fan. Brandon is a salesman for Massey Cadillac and has been selling cars for around 11 years. He is always willing to help a neighbor with the woes of buying a car. He finds that honesty is the best policy, and loves to talk about all the in's and out's of vehicle buying. Marcie is a senior tax accountant at Travis and Wolff, the number two independent accounting firm in Dallas. She has been working in the tax field for over 5 years. She is also currently working on sitting for the CPA exam this fall. Marcie enjoys the outdoors, running, coffee, the beach, gardening, home improvement,

Longhorn Football and Basketball, animals, water sports, a glass of good wine, great company and good times. Brandon enjoys cooking, fishing, hunting, cars, sports, water sports, and Harley's. Marcie's pet peeves include leaving one "little drop" of something in the fridge. She hates Dallas traffic (don't we all?) and the idiots who feel they have to honk if you don't floor it at the green light and a bad pen or pencil to write with. Brandon hates "kids drawing on his car," and "long lines." Brandon and Skyler have a great time playing their video games and fishing. Brandon's record fish was a Large Mouth Bass, caught on an Easter, off of Lake Austin. It weighed nearly 12 pounds! They enjoy having people over and helping others when they can. Marcie says, "Don't be afraid to ask your neighbor" for help. They are looking forward to getting to know some of their neighbors and want to be good neighbors so, as Marcie says, "let us know if we have done something that bothers you etc." We welcome the Finnigans to our neighborhood.

The Scoop

As the weather starts getting warmer, more of us are venturing outside with our dogs to enjoy to beauty of Spring. As dog owners, each of you have a responsibility to take care of and provide for your pet. However, did you know you also have a responsibility to your fellow homeowners and residents to clean up after your pet? This not only includes the common areas but also your backyard. Complaints have been pouring in regarding dog feces not being picked up by the owner when walking their dog. 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.**

Not only are you in violation of City of Plano ordinances, you are also breaking the Rules and Regulations of Kingsbrook. You could be fined not once but twice. Once by Kingsbrook and once by the city.

From the City of Plano's Animal Services web site: Penalties.

(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.

Please pickup after your pet. 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.

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 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.

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

Plano Water Restrictions

The City of Plano has water use restrictions in place at this time. Please visit the City of Plano web site:

<http://www.planocitynews.com>
Go to the News area and select 2006. The first article in the March section discusses the watering restrictions.

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.

Any Suggestions?

Do you have something you would like to see our community do as an activity? A suggestion on landscaping? A topic for the newsletter? This is your community and your suggestions are always welcome! Just send an e-mail to: khoa-board@kingsbrookhoa.com Let us know how we can serve you.

Your Contact Information

It is so important that CCMC have emergency contact information for each homeowner. Last November, a homeowner was out of town when their house flooded. The only contact information was an e-mail address. No phone number. If this had been an old e-mail address, CCMC would have had no way to contact this homeowner to inform them about the flooding.

Please make sure that CCMC has several different ways to reach you or a family member or friend in the event of an emergency. Another idea that one building in our community did was to put together a building directory. It contains contact information for each person in their building (6 homes) and is updated several times during the year. This ensures that one of their close neighbors can always get a hold of each other in case something happens.

Advertise in The View

0.75x2.25 = \$3.00 for 2 months
1.5x2.25 = \$4.00 for 2 months
2.0x2.25 = \$5.00 for 2 months

Contact Gilley at

gilley.estes@kingsbrookhoa.com

Ad deadlines:

January 27	July 28
February 24	August 25
March 31	September 29
April 28	October 27
May 26	November 24
June 30	December 29

Contacting Someone

Here are some contact numbers:
CCMC Management Company
214.696.8883 (Dallas)
972.529.6967 (McKinney)
972.260.4260 (after hours)
CCMC Representative
Adalia Tumminello
atumminello@ccmcnet.com
Tim McConville
tim_mcconville@ccmcnet.com
HOA Board Members
khoa-board@kingsbrookhoa.com

Plano Police Non Emergency **972.424.5678**
Plano Fire Non Emergency **972.941.7159**
Frisco ISD **469.633.6000**
Plano Animal Control **972.769.4360**

Advertising



Plano

John R. Sallaway Jr.
Realtor & BOD Member

Office: 972 949-2076

Cell: 469 855-9071

