

# Preston Lakes News

**Special points of interest:**

- **Community website:**  
[www.prestonlakesplano.com](http://www.prestonlakesplano.com)
- **Master Architectural Control Committee (MACC) Request:**  
Account Information > MACC Requests > ACC Request
- **Volunteer Form:** Association Information > Documents > Homeowner Forms, Misc > Volunteer Form

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## An Update from Your Preston Lakes HOA Board of Directors

Hello Preston Lakes Neighbors,

The sounds of spring are in the air. Birds chirping, rain showers, and construction at the community pool. Yes, the community pool is getting a much-needed refresh! The Board of Directors has been planning this project for over a year. More details are provided in both the Social Committee and Pool Committee articles in this newsletter. Please mark your calendars as you are invited to join us on **Sunday, April 28<sup>th</sup>, 4:00 pm–6:00 pm** as we open the pool season with a **Grand Re-opening Pool Party**.

The annual homeowners meeting was held on February 1, 2024. The election for two board positions resulted in the re-election of **Suzanne Mitchell** and **Frank Rauscher**, keeping the 2023 Preston Lakes Board intact. We also have a new Association Manager named **Shelly Hughes** who is doing a fabulous job. The 2024 Board of Directors include:

- Suzanne Mitchell – President
- Frank Rauscher – Vice President/Treasurer
- Hetal Patel – Secretary
- Gary Contreras – Director-at-Large
- Michael Bessire – Director-at-Large

As a reminder, the primary purpose of the Board of Directors is to ensure that every decision made on behalf of the homeowners

- 1) enhances or upholds property values,
- 2) keeps our expenses as low as possible, and
- 3) mitigates risk to the homeowners.

The primary goals have been consistent from the beginning when the developer handed over the management role of the neighborhood and they include:

- Maintain an upscale appearance
- Ensure good fiscal health
- Plan for future needs
- Help make Preston Lakes a desirable place to live

Part of the responsibility in serving our neighborhood as a Board Member is to ensure that every decision and action is for the good of the entire community. We do that by upholding the governing documents that were created to keep Preston Lakes a desirable neighborhood. We urge all homeowners to familiarize themselves with the Preston Lakes governing documents to ensure you are aware of the neighborhood bylaws, standards and guidelines. You can find these on the Preston Lakes website ([www.prestonlakesplano.com](http://www.prestonlakesplano.com)) under Association Info > Documents > Governing Documents. We encourage all homeowners to stay informed by reading newsletters, eblasts as well as being familiar with the Preston Lakes governing documents.

Each homeowner is accountable to the entire community to ensure all improvements and changes to the exterior of their homes and landscape are in keeping with the neighborhood standards and that is why all **exterior or landscape projects require written approval from MACC before commencement of the work.** Adherence to our neighborhood guidelines creates a consistent, upscale appearance in our neighborhood which translates to an increase in our property values for every homeowner. And, it makes Preston Lakes a more desirable place to live.

Part of a great neighborhood is creating a strong sense of community, and our Board and our new social chair **Jan Bessire** are striving to create some fun events to help neighbors get to know one another better. We are working on plans for this year and you will be hearing from Jan. If you have any suggestions or ideas for events or if you would like to volunteer to help execute the events, please let Jan or any board member or CMA know.

We also encourage all homeowners to get involved. There are many opportunities to serve on committees and we hold Board of Director elections every year. If you are interested in serving on a committee or as a future board member, please reach out to CMA or any board member.

We look forward to continuing to work together with all of you to ensure that we keep our neighborhood values up and expenses down. A big thank you to all the committee chairs, committee members, and homeowners for doing your part in making Preston Lakes a great place to live and invest! It is an honor to serve with you and for you.

#### The Preston Lakes Board of Directors

**Preston Lakes HOA Board of Directors:** Suzanne Mitchell, President; Frank Rauscher, Vice President/Treasurer; Hetal Patel, Secretary; Gary Contreras, Director-at-Large; and Michael Bessire, Director-at-Large

## Master Architectural Control Committee (MACC) Guidelines



Hello Preston Lakes Neighbors!

My name is **Mike Bessire** and I am the Preston Lakes Board Liaison for the Master Architectural Control Committee, also known as the MACC. I am also your neighbor and a Preston Lakes homeowner. I live on Vermillion Drive a few houses down from the Collinworth Cemetery. My wife Jan and I have lived here over 9 years and we love our Preston Lakes Community.

As a quick review the MACC team is responsible for reviewing ACC requests from homeowners. Our Preston Lakes HOA governing documents, Covenants, Conditions and Restrictions (CC&Rs) require that any and all changes to current landscaping or architectural features receive **written approval PRIOR TO initiating these changes.** This is an easy process and the forms can be found on the opening page of our Preston Lakes HOA website ([www.prestonlakesplano.com](http://www.prestonlakesplano.com)). Submitting a request in advance is easy and can save time and the expense of having to re-do work for changes not consistent with our guidelines. Refer to instructions on page 3. The MACC team is an all-volunteer group of Preston Lakes homeowners who are your neighbors. They take great pride in striving to accommodate each request, while ensuring compliance with existing landscape and architectural guidelines and standards as defined in our CC&Rs. Each request is reviewed with three goals in mind:

1. Ensure a continuation and flow of existing landscape and architectural standards.
2. Maintain our upscale neighborhood appearance in order to protect property values.
3. Make Preston Lakes a place that all homeowners are proud to call home.

The MACC team wants everyone to know that with 225 homes in Preston Lakes, when the Committee is reviewing each ACC request, they are not only representing the one (1) homeowner, but the other 224 as well.

## Master Architectural Control Committee (MACC) Guidelines (continued)

Two years ago, the HOA Board and the MACC team updated the “Landscape Guidelines and Standards.” Prior to this they were last updated in April of 2012. The purpose was to simplify for the purpose of clarification and, to eliminate ambiguity. The timing was necessary because legislation in Texas passed that required the Landscape Design Guidelines and Landscape Maintenance Guidelines be separated. I would encourage all homeowners to read these documents. They can give you great guidance on day-to-day landscape maintenance standards as well as answer questions you might have before starting a new project. They are on 5 easy-to-read large font pages on our website and can be found in our Documents section under “Governing Documents/Landscape Standards.”



4 current quick tips on landscape and maintenance guidelines are as follows:

1. Trees must be trimmed at least 7 feet above sidewalks and at least 14 feet above streets. If you have a tree die on your property, you are required to replace with a like kind that is minimum 3 inch caliper. You should submit an ACC request outlining your plans to remove dead trees and their replacements.
2. Any dead shrubs or perennials in flowerbeds must be removed and can be replaced with like items without MACC approval. Remember **ANY CHANGE** to your landscape must be approved in advance by MACC.
3. **Dark Brown Mulch** is the standard when freshening up mulch in your planter beds.
4. If your **garage doors** need to be re-stained, **Dark Chocolate Brown or Walnut stain** are the design standard. If you want an example, look at the pool pergolas and building trim. They were recently painted/stained with the standard colors! However, the **fences** design standard is **Medium Brown stain or Behr Chocolate Paint stain** as noted on the website under MACC Requests.

Homeowners frequently reach out to MACC team members or me in advance of initiating a project for guidance regarding our governing documents and brainstorming ways to accomplish what they are trying to achieve. This is a great way to ensure your project will be in compliance with our CC&Rs and receive a quick written approval. As your neighbors, we welcome that! You can make that request through the Community Management Associates (CMA) customer service line 943-2828 or reach out to MACC Chair Thom Riggs, me, or any MACC member you may know as your neighbor.

The MACC team is committed to turning around all ACC requests in a timely manner. The best way you can help to turn these requests around quickly is to provide all information requested so the project can be properly evaluated. The MACC team members thank each and every neighbor for helping make Preston Lakes a great place to live!

**MACC Committee:** Thom Riggs (Chair), Dan Figert, Ramsey Soliman, Michael Todres

**Board Liaison:** Michael “Mike” Bessire

### MACC Approval Process—How to Submit an ACC Request

***Reminder to submit a MACC Request and Receive Written Approval Before Starting a Project***

Submitting a request for exterior of the home (landscaping or architectural features) is easy and can be submitted online. Be sure to provide all documentation as requested in the MACC Request.



1. Sign in to the Preston Lakes website at [www.prestonlakesplano.com](http://www.prestonlakesplano.com)
2. Under **Account Info** (top menu)
3. Select **MACC Requests**
4. Review the information on the page
5. Then **Add ACC Request**
6. **Receive approval from MACC before starting a project.**

## Landscape Committee



*Happy Spring Preston Lakes Neighbors!*

### Events

Exciting news!!!! April 28th we are getting ready to have a Grand Re-opening of our Preston Lakes community pool! The pool area has received a complete refresh from head to toe and we can't wait to share it with you all!

On Saturday, February 17th, 2024 we held our Annual Creek Clean-Up. Members from Preston Lakes, Preston Villages, and Central Park on Preston came out for this community effort. Please consider volunteering next year to keep our creek, the creek banks, and the open areas on both sides of the creek clean and looking great! It definitely takes a community effort!

**Yard of the Month (YOM)** will start in May and will extend through December. October, November, and December recognition will be based on landscape and/or holiday decorations. Everyone appreciates seeing well maintained yards and we look forward to recognizing your efforts!

### Landscape Maintenance

With Springtime upon us comes time for us to get our yards ready with new plantings and mulch. Please make sure that the **mulch color is Dark Brown**. Any other color is not allowed. It is also very important to know that adding any type of rock to your beds does need written prior approval from MACC. (See MACC article on pages 2-3.)

Most landscape maintenance **does not** require MACC approval if you are replacing damaged plants with the same species/type.

### **Prior MACC written approval IS required for:**

- Any landscape project that substantially changes the existing landscape plan.
- Planting a new tree or removing an existing tree. (Replacing or removing any tree requires stump removal.)
- Adding a new landscape bed, expanding an existing landscape bed, or removing a landscape bed.
- Planting new perennial bushes and/or shrubbery.
- Adding rock, brick, pavers or water features to the existing bed.
- Adding landscape lighting.

### **Maintenance Guidelines for the lawn is as stated:**

The objective is that lawns are green, healthy, neat, and weed-free. Tree canopies may need to be raised to allow sufficient sunlight for grass to grow under trees. (Please refer to guidelines for trees.) There should be no exposed dirt in the lawn area.

Consider replacing Bermuda that has died in the shade with Zoysia grass. Zoysia grass thrives in the shade and is a great option. Also, raising the canopy of your mature trees will also allow for sunlight to permeate through.

Refer to the Landscape Standards at the Preston Lakes website at [www.prestonlakesplano.com](http://www.prestonlakesplano.com) > Login > Association Info > Documents > Governing Documents > Landscape Standards.

**Landscape Committee:** Hetal Patel (Chair), Suzanne Mitchell, Michael "Mike" Bessire

**Board Liaison:** Hetal Patel

## The "WaterMyYard" Program—Online Tool

### How much should I water my yard?

The WaterMyYard program is a free program offered in parts of Texas that answers this question. See the menu on the website at [www.watermyyard.org](http://www.watermyyard.org) for a list of sponsored areas. Create an account and answer a few questions about your irrigation system, and WaterMyYard will send you weekly watering advice on how long to run your irrigation systems.

## Preston Lakes Yard of the Month

Yard of the Month (YOM) recognition is based on landscape and/or holiday decorations. We all appreciate beautifully maintained yards and look forward to recognizing your efforts! Two homes are selected (one from Villas and one from Estates). Each award month, the winning yards will have a sign prominently displayed for the month as well as receive recognition on the Preston Lakes website and in the Preston Lakes Newsletter. In addition to this recognition, each winner will receive a \$25 gift card from Lowe's.



### Specific guidelines include:

1. Yard Maintenance: healthy lawn, neatly mowed and edged; pruned and trimmed shrubbery and trees; healthy plants; minimum weeds in flowerbeds; yard free of debris and clutter; appropriate fresh dark brown mulching in beds.
2. Design and Landscaping: use of color and/or texture; creative, unique curb appeal; overall aesthetic appeal, an inspiration to others in the neighborhood; balance appropriate to house and lot size.



**Congratulations to the 2023 Preston Lakes Yard of the Month Winners!**

<b>May 2023</b>	4629 Kellner Place (Estates) and 4812 Pyramid Drive (Villas)
<b>June 2023</b>	3204 Vermillion Drive (Estates) and 4713 Blackshear Trail (Villas)
<b>July 2023</b>	4601 Blackshear Trail (Estates) and 4716 Altessa Drive (Villas)
<b>August 2023</b>	3000 Vermillion Drive (Estates) and 4717 Eva Place (Villas)
<b>September 2023</b>	4604 Meadow Ridge Drive (Estates) and 2701 White Dove Drive (Villas)
<b>October 2023</b>	3001 Broken Bow Way (Estates) and 4808 Pyramid Drive (Villas)
<b>November 2023</b>	2717 Mendocino Circle (Estates) and 4809 Deandra Lane (Villas)
<b>December 2023</b>	3112 Vermillion Drive (Estates) and 2916 White Dove Drive (Villas)

## Social Committee

As we celebrate the 20<sup>th</sup> anniversary of Preston Lakes Plano, we will be hosting a **Grand Re-opening Pool Party** to kick off the 2024 community pool season.



Please mark your calendars and plan to join us on **Sunday, April 28<sup>th</sup>, 4:00 p.m.-6:00 p.m.** to see the community pool refresh and spend time getting to know your neighbors. We will have food, music, fun and games and door prizes. More details will be forthcoming in community eblasts with an opportunity to RSVP so we will know how much food we will need.

We plan to host a Gratitude Gathering in the fall as well and will provide additional details on that later in the year via community eblasts and in the fall newsletter.

Additionally, we would love to host some additional events and have some ideas to do things like dinner party clubs and bunco. We would love to know if these sound like fun to you and if you have any additional ideas. Please reach out to Jan or Suzanne with your ideas and input.

**Social Committee:** Jan Bessire (Chair), Suzanne Mitchell

**Board Liaison:** Suzanne Mitchell

## Pool Committee

*We are pleased to announce that our community pool has been renovated!*



### Grand Re-opening Pool Party

Come to the **Grand Re-opening Pool Party** on **Sunday, April 28, 4:00—6:00 pm** for music, food, refreshments, door prizes, and more! We are opening the pool three days early (our normal open pool dates are May 1st through September 30th). For more information on the party, read the Social Committee article on page 5.



The pool entrance steps on the Blackshear side (photo to the left) have been redone and provide an easier entrance to the pool for families and pool toys.

Once inside the photos above reveal the beautiful deep blue look of the water offset with light colored coping around the edges of the pool and spa. The blue tile is replaced with an even deeper blue colored tile while the spa spillway into the pool is enhanced with an extra blue tile faced to enhance the upscale look.

A requested handrail (photo to the right) has been installed to allow easier access from the west end of the pool into the deeper levels. It is a great assist to youngsters and seniors to reach the main pool areas.



## Pool Committee

The non-functional fireplace was removed to provide more space for families and for sun catchers to place loungers. And we have purchased more loungers to expand our capacity for those who prefer to tan. A short supply chain issue will delay the new loungers for a few weeks. We remind all pool users that pool furniture is **NOT** allowed in the pool.

The barbecue grill was replaced with an identical upscale grill (bring your own charcoal and take your unused charcoal bag with you when you are done). Please use the charcoal bucket for your used coals after you use the grill.

We thank our co-chairmen **Mike Bessire** and **Gary Contreras** for their leadership and other board members **Suzanne Mitchell**, **Hetal Patel**, and **Frank Rauscher** for their efforts on this year-long project.



### Pool Parties

With parties increasing in popularity, we are happy to accommodate homeowners that desire to use the community pool for such situations. In order to accommodate as many pool party requests as possible, and to allow unimpaired access to the pool by actual residents, the board voted to limit parties to one party per day. There is also a limit on the number of attendees at 40 people (that number is 50% of the pool capacity which is 80 people and is set by the City of Plano).

At the same time, residents can now plan their pool parties far in advance by completing a pool party application and making a deposit. **No pool parties** will be scheduled on the following major holidays:

- **Memorial Day** is Monday, May 27, 2024
- **July 4th** is Thursday, July 4, 2024
- **Labor Day** is Monday, September 2, 2024

All other days are available on a first come first serve basis reservation. If you would like to host a pool party, complete and submit the "Pool Party Agreement and Waiver of Responsibilities" form two weeks in advance of the reservation date. The form is at the Preston Lakes website at [www.prestonlakesplano.com](http://www.prestonlakesplano.com) > Sign In > Association Information > Documents > Pool > Pool Party Agreement.

### Approved Pool Parties

Approved pool parties will be given a "POOL PARTY APPROVAL FORM" which is to be displayed in the plexiglass holder next to the Pool Rules sign on the west side of the pool. It is clearly marked. Pool parties are only allowed if the approval form from the HOA is displayed for that date. We will try to keep the party schedule posted on the community calendar on the Preston Lakes website ([www.prestonlakesplano.com](http://www.prestonlakesplano.com)).

### Pool and Playground Parking

There are parking spaces on Enid and Deandra that are designated for those who use the pool or playground when the pool is open May 1st through September 30th from 7:00 a.m. to 10:00 p.m. There are residents from the Villas, Estates, and Executive homes who use the pool. Parking spaces were reserved for child safety caused by heavy traffic on Deandra, Blackshear, and Enid.



**Pool Committee:** Thom Riggs

**Board Liaison:** Gary Contreras

## Preston Lakes Community Pool Rules

Pool will be open from May 1 through September 30

Pool and Spa Hours: 7:00 a.m. to 10:00 p.m.

**THIS POOL IS A PRIVATE FACILITY**

**\*\*\*It is open to Preston HOA members and their accompanied guests only.\*\*\***

- Each household may bring up to 3 guests. Pool parties over 3 guests need approval. See instructions under Association Information on HOA website.
- Pool Party Approval Notice needs to be posted on the designated area during the party.
- It is a member's responsibility to ensure their guests follow the rules.
- Children under 13 years of age **MUST** be accompanied by an adult 18 years of age or older.
- Proper swimwear required.
- Babies and toddlers who are not potty trained **MUST** wear swim diapers.
- PARENTS: Please escort any children under the age of 6 to the restrooms.
- Showers are required before entering the pool.
- Members are responsible for their personal belongings.
- Members are responsible for any damage caused by themselves or their guests.
- **Property owners with delinquent homeowner accounts may be blocked from pool area use by deactivation of gate access cards.**
  - \* **NO** running, roughhousing, or lewd behavior allowed.
  - \* **NO** diving of any type allowed.
  - \* **NO** water balloons allowed around pool area.
  - \* **NO** bikes, skateboards, roller blades, scooters, or other motorized vehicles allowed in the pool area.
  - \* **NO** abusive language, loud radios, or excessive noise permitted. Please be respectful to the homes that surround the pool.
  - \* **NO** glass containers permitted in the pool area.
  - \* **NO** food or drinks permitted **IN** any of the pools.
  - \* **NO** pets permitted in the pools or pool area.
  - \* **NO** tampering with pool or safety equipment.
  - \* **NO** swimming with communicable diseases, skin abrasions, or open sores.
  - \* **NO** smoking allowed in the pool area.
  - \* **NO lounges and chairs allowed to be placed in the water.**
  - \* **NO** propping open of gates. Gates must remain CLOSED at all times.

Each member of Preston Lakes HOA is responsible for enforcing these rules. Please do not hesitate to remind someone of a rule. If the problem persists, **YOU HAVE THE RIGHT TO ASK THEM TO LEAVE, OR CALL THE POLICE IF NECESSARY.** If there are non-residents in the pool area, **YOU HAVE THE RIGHT TO ASK THEM TO LEAVE, OR CALL THE POLICE IF NECESSARY.**

**NO LIFEGUARD ON DUTY — SWIM AT YOUR OWN RISK**

This Association is not responsible for accidents or injuries.

In Case of EMERGENCY, call 911.

## 2024 Annual Creek Clean-Up

The **Annual Creek Clean-Up** along Altessa Drive on **Saturday, February 17th** attracted 21 volunteers from all three bordering neighborhoods: Preston Lakes, Preston Villages, and Central Park on Preston. The volunteers collected 23 large bags of trash this year (that's a lot of trash) as well as other assorted broken tree branches and debris! There are always a large number of fallen tree limbs that need to be removed from the area and once again **Thom Riggs** led the charge on this task. Thanks Thom and all of the volunteers for your efforts! This year we used electric chain saws for cutting fallen tree limbs to the size the city requires for curb pickup. We even used an electric pole saw to remove a few unsightly limbs. In total 6 large piles of brush and limbs were collected and stacked at the curb on Altessa.

The City of Plano's Environmental, Health, Sustainability team provided all equipment and supplies for the clean-up and arranged for collection of the resulting trash and debris all at no charge. The weather cooperated and although it was a bit on the cold side the sun came out and it ended up being a beautiful morning. This volunteer activity was a great gathering of neighbors that were able to get to know each other a little bit better! We would love to see many more of our neighbors volunteer for this event that serves as an opportunity for neighbors to connect as well as feel good about contributing to the beauty of our Preston Lakes neighborhood. And, as promised, we had fresh donuts from HEB for all of the volunteers!

It is never too early to save the date for next year's Annual Creek Clean-Up that will be held on **Saturday, February 15, 2025** from 10:00 a.m. to 12:00 noon. If you have a high school student in need of service hours, this is a great way to earn 2 hours! Certification can be provided! We look forward to seeing you all next year! Thank you **Suzanne Mitchell** for taking pictures and for providing refreshments and **Mike Bessire** for chairing this event for the 4th straight year!



*Thank you to the Annual Creek Clean-Up Volunteers on February 17, 2024!*



**Please Join Us!**  
**Annual Creek Clean-Up**  
**Saturday, February 15, 2025**  
**10 a.m. – 12 noon**



We are often asked why the Creek Clean-Up is held in early February when it is pretty cold outside. Reason: The beautiful green undergrowth along the creek contains a large amount of Native Poison Ivy, which has died from winter cold and has not yet re-appeared. This allows volunteers to safely collect trash without the risk of contact with any harmful plant!

## Preston Lakes Real Estate Update

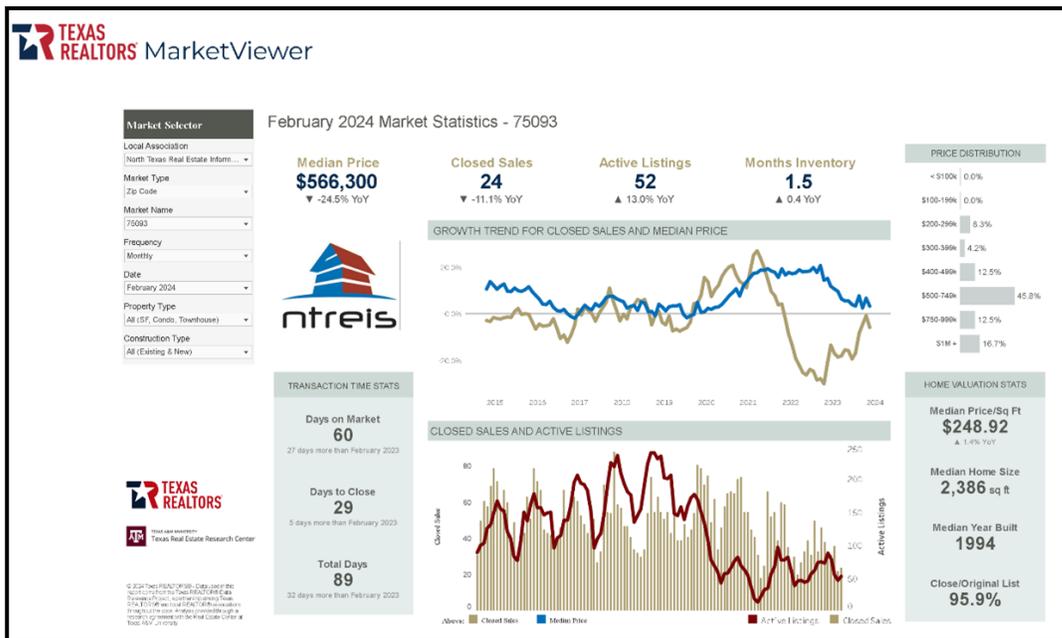
The big news in real estate is all the recent lawsuits and settlements. Unfortunately, there is a LOT of misinformation in the news partially due to a lack of understanding about how real estate works.

Bottom line, the biggest changes are to some of the processes utilized by real estate professionals and how commission information is displayed on the MLS between brokerages. Not as much will change in Texas as in other states, as we have already had buyer representation agreements here. There is a misconception that this change will bring house prices down and it is not a logical or likely conclusion. If you have questions, please reach out to your preferred Realtor to learn more.

Mortgage rates have improved since our last newsletter and the market is responding favorably with activity increasing. Freddie Mac posted as of March 21, 2024, average conforming fixed mortgage interest rates as 6.87% for a 30-year mortgage and 6.21% for a 15-year mortgage.

So far in 2024, two homes have closed in Preston Lakes—one on the estates side and one on the villa side, according to the Multiple Listing Service. The estate side has one home on “hold”, one “active” and one “coming soon” and there is currently no activity on the villa side.

February 2024 statistics in our zip code of 75093, according to the North Texas Real Estate Information System, show a median price of \$566,300, a decrease of 11.1% in closed sales, an increase of 13% in active listings, and 60 days on the market—an increase 27 days over February 2023.





Contact me for a complimentary Real Estate Review




## Suzanne Mitchell

Broker Associate

Your Neighborhood Real Estate Expert

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Serving Preston Lakes with Experience, Education and Expertise











## Governance Education

**Primary Purpose of the Governance Education Committee:** Ensure that every decision made enhances or upholds homeowner property values.

Your neighbors ask, "What are the most common violations of our governing rules (CC&Rs)?" In the Springtime, owners are excited about making outside changes. **They forget that they need to apply to MACC for any changes to the outside of the house, paint, fence, garage doors, landscape** (except seasonal flowers), **architectural (doors, windows)**. *This can be an expensive mistake.*



Refer to the *Landscape Standards* document on the Preston Lakes website at [www.prestonlakesplano.com](http://www.prestonlakesplano.com) > Association Info > Documents > *Landscape Standards* for the following:

- ◆ **River Rocks:** And a common mistake is using rocks in the landscape changes. "River rocks in earth tone colors of browns and tans (colors consistent with existing retaining walls, sidewalks, driveways, stained garage doors, fences and shutters) may be used in a limited quantity as "accents" in bordered flowerbeds with prior written approval from the MACC. Rocks should be 1" to 3" in size. (Small pea gravel stones or larger stones will not be approved.) Additionally, this river rock may be used in extreme erosion situations with prior written MACC approval. The use of solid white or solid black rock will not be approved." Please read the Landscape Standards document *Guidelines for Landscape Beds*.
- ◆ **Mulch** usually needs to be replaced annually at a minimum. Landscapers should be told "**Dark Brown Mulch** is the guideline standard." Please read the Landscape Standards document *Maintenance Guidelines – Landscape Beds*.
- ◆ **Trash Containers: CC&Rs Section 3.14: Trash Containers.** Trash containers and recycling bins must be stored in one of the following locations:
  - (i) inside the garage of the single-family residence constructed on the Lot; or
  - (II) Behind the single-family residence constructed on the Lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent Lot.

*Governance Education: Frank Rauscher*

## The Community of Preston Lakes Owners Association, Inc.—Official FB Page



### About Our Official Facebook Page

Welcome to the official Facebook Group for Preston Lakes Owners & residents. The purpose of this group is to share information & photos about our community related to events & happenings. We encourage sharing photos you take at events & other "Good Neighbor" topics. Please keep all posts respectful, kind, & courteous. This is NOT a forum for gossip, bullying, hate speech, complaints, promotion, etc. Any posts that could cause harm to others or our neighborhood will be removed. Please continue to contact CMA to report any issues you see or find with common areas or for an individual homeowner issue. They can be reached at (972) 943-2853.

### How to Join

A homeowner of record for Preston Lakes Plano Community and a tenant of a home in Preston Lakes is welcome to join The Community of Preston Lakes Owners Association, Inc.—Official FB Page. You will be asked three questions and will need to agree to follow the rules of this FB page.

Simply scan the QR code to the right to request membership in this FB page.

Welcome!



## Communications Committee

There are several ways to receive communications related to the Preston Lakes Community.

- Sign in to [www.prestonlakesplano.com](http://www.prestonlakesplano.com) for community information, news, events, document portal, online directory, and HOA updates. Sign-up and opt-in under My Profile on the website to receive updates and alerts via eblast.
- If you have questions or suggestions regarding communications including all eblasts, website, and community directory, please email **Suzanne Mitchell** at [suzanne@mitchellhome.com](mailto:suzanne@mitchellhome.com).
- For newsletter content, please email **Vicki Rauscher** at [vicki@rauscherfamily.net](mailto:vicki@rauscherfamily.net). To view past newsletters, login to [www.prestonlakesplano.com](http://www.prestonlakesplano.com) > Association Info > Documents > Newsletter.

**Communications Committee:** *Suzanne Mitchell, Vicki Rauscher*    **Board Liaison:** *Suzanne Mitchell*

### Are You Receiving Only Half of the Key Information about Preston Lakes Homeowners?

A small percentage of our homeowners have not signed up for our email communications; therefore, you are not receiving detailed information about social events, crime watch updates, emergency pool closing information, police emergency information, eblasts, and helpful hints on our neighborhood Covenants, Conditions and Restrictions (CC&Rs).

**Community Management Associates (CMA) Manager for Preston Lakes**  
**Shelly Hughes 1800 Preston Park Boulevard, Suite 101 Plano, TX 75093**  
**Phone: (972) 943-2812 Email: [shughes@cmamanagement.com](mailto:shughes@cmamanagement.com)**

**The Community of Preston Lakes, HOA**  
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**Thanks to our Advertisers!**

**Spring 2024 Preston Lakes Newsletter**