

Preston Lakes News

Special points of interest:

- Community website:
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

Inside this issue:

| | |
|--|----|
| * Yard of the Month (YOM) Winners & Guidelines | 2 |
| * Landscape Committee | 3 |
| * City of Plano Watering Guidelines | |
| * Pool Celebrates 20 Year Renovation | 4 |
| * Annual Creek Clean-Up Save the Date 2025 | 5 |
| * PL Facebook Page | |
| * MACC Committee: Guidelines | 6 |
| * Clarification: Artificial Vegetation Screening | 7 |
| * Treasurer's Report | 8 |
| * Removal of Litter, Trash, Refuse, and Waste | |
| * PL Real Estate Update | 9 |
| * Governance: Address Markers, Mailboxes | 10 |
| * MACC Approval Process | 11 |
| * Parking Facing the Wrong Way Direction | |
| * Communications Committee | 12 |

An Update from Your Preston Lakes HOA Board of Directors

Hello Preston Lakes Neighbors,

2024 has been a year to remember! While not as monumental as our national and world events, the pool remodel and grand reopening was a big event for Preston Lakes and its Board of Directors. **Mike Bessire** and **Gary Contreras** led the effort and did a brilliant job managing the process for a stunning remodel and in making it happen on time for our big pool grand reopening event. The **Bessires** and the **Mitchells** put a lot of effort into the huge party and we all appreciate all the extra volunteers that helped make that such a fun event. That was the biggest turnout we have had for any event-to-date. It was such a hit, we plan to hold another pool party to open the pool next year.

You should have received a letter from Preston Lakes about the upcoming board elections. We have three positions coming available. Please thoughtfully consider completing and submitting the application you will receive in the letter. We need volunteers for the board.

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

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) 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.

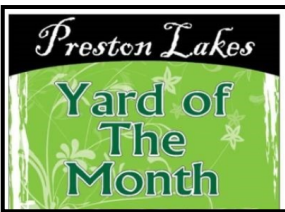
Part of a great neighborhood is creating a strong sense of community, and our Board along with our social chair, **Jan Bessire**, is working on some fun ideas for 2025 events to help neighbors get to know one another better. If you have any suggestions or ideas of events, please let Jan or any Board Member or CMA know.

A big thank you to all 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

Preston Lakes Yard of the Month (YOM)



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 2024 Preston Lakes Yard of the Month Winners!

| | |
|-----------------------|--|
| May 2024 | 4609 Sebago Trail (Estates) and 4713 Blackshear Trail (Villas) |
| June 2024 | 3200 Vermillion Drive (Estates) and 4812 Pyramid Drive (Villas) |
| July 2024 | 3000 Broken Bow Way (Estates) and 4716 Altessa Drive (Villas) |
| August 2024 | 4601 Blackshear Trail (Estates) and 2901 White Dove Drive (Villas) |
| September 2024 | 2901 Broken Bow Way (Estates) and 4716 Eva Place (Villas) |
| November 2024 | 4604 Meadow Ridge Drive (Estates) and 4708 Altessa Drive (Villas) |
| December 2024 | 3101 Vermillion Drive (Estates) and 4812 Pyramid Drive (Villas) |

The Board is considering updating the Yard of the Month (YOM) program to increase eligibility for more residents. Please submit your ideas via email to us through our community manager Shelly Hughes at shughes@cmamanagement.com.

Landscape Committee

Happy, Happy Holidays from the Preston Lakes Landscaping team! Winter will soon be here so it's time to start preparing our yards for the cold.

Events

The Annual Creek Clean-Up with our neighboring communities is scheduled for Saturday, February 15, 2025 from 10 a.m. to 12 noon. Mark your calendars and try to come join us! Last year was a success! Thank you **Mike Bessire** for heading up this project to help keep our common area along the creek looking great.



Landscape Maintenance

Our major landscape project for the year was centered around the pool grand re-opening. The pool planters were re-landscaped but have struggled a bit. The cooler temps should help them bounce back. Preston Lakes spring plantings and **dark brown mulch** applications this year were long lasting and have kept our neighborhood looking great. Luckily this summer was not as hot as last year. Our pansies are thriving and looking great. The holiday wreaths and holiday lighting are up for all to enjoy. Please keep in mind that all holiday lighting and decorations at residences must be removed 30 days after any holiday is observed.

Maintenance Guidelines for the Lawns

Please keep in mind that bare grass spots are not allowed per HOA guidelines and we recommend replacing them with Palisade Zoysia grass in shady areas. Also, removing and replacing dead bushes or other landscaping also requires a MACC written approval before starting the project if it's not being replaced with the same landscape material.

MACC Requests

If your landscape plans extend beyond planting annuals, please remember to submit a MACC request to the MACC committee and get written approval BEFORE you start the project. See the MACC Approval Process steps on page 11 and review Master Architectural Control Committee (MACC) Guidelines on page 6. Refer to the Landscape Standards at the Preston Lakes website at www.prestonlakesplano.com > Login > Association Info > Documents > Governing Documents > Landscape Standards.

Landscape Committee: Hetal Patel (Chair), Suzanne Mitchell, Mike Bessire
Board Liaison: Hetal Patel

Updates: City of Plano Watering Guidelines and Management

The City of Plano updated their watering guidelines and provided instructions on when to water and how often to water your yard.

November 1–March 31: Plano residents and businesses are asked to only water a maximum of **once per week** from November 1–March 31. Watering Schedule:

- Residential addresses with an odd number (1, 3, 5, 7 and 9) as their last digit water Tuesdays.
- Residential addresses with an even number (0, 2, 4, 6 and 8) as their last digit water Thursdays.

April 1–October 31: Plano residents and businesses are asked to only water a maximum of **twice per week** from April 1–October 31. Watering Schedule:

- Residential addresses with an odd number (1, 3, 5, 7 and 9) as their last digit water Mondays and Thursdays.
- Residential addresses with an even number (0, 2, 4, 6 and 8) as their last digit water Tuesdays and Fridays.

For more information, go to the City of Plano website and search for Watering Guidelines and Management.

How much should I water my yard? The **WaterMyYard** program is a free program offered in parts of Texas that answers the question. See the menu on the website at www.waterymyyard.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 Pool Celebrates 20 Years with Renovation

Our community pool was completely renovated, and we celebrated the Grand Reopening with a pool party on April 28, 2024. There were 147 people in attendance, and we all had a wonderful time enjoying all the refurbishments and additions to the pool. Below are some photos of our neighbors at this party.

- 20 new pool loungers were added and any prior loungers that were not up to standards were eliminated.
- Additional handrails on the western end of the pool were placed to allow seniors assisted access to the pool.
- Revamped pool ladders and steps for easy entry and exit from the pool were installed.
- All surfaces were repainted and upgraded.
- Replacement of the fireplace with additional seating and loungers and room for portable tables.

Some residents ask “who can they call if there is a problem that needs immediate attention.”

Monday—Friday between 8:30 a.m. to 5:00 p.m., call the CMA Customer Care (972) 943-2828.

Other times and days, please call (972) 943-2872. Use the emergency phone by the front gate of the pool.



2025 Annual Creek Clean-Up



Calling All Volunteers!
Annual Creek Clean-Up
Saturday, February 15, 2025
10:00 a.m.—12 noon



It is never too early to save the date for the next Annual Creek Clean-Up that will be held on **Saturday, February 15, 2025 from 10:00 a.m. to 12 noon**. The Annual Creek Clean-Up will take place along Altessa Drive off Ohio!

Last year we had 20 volunteers from all three bordering neighborhoods: Preston Lakes, Preston Villages to our north, and Central Park on Preston to our west. The volunteers collected 21 large bags of trash (that's a lot of trash) as well as other assorted broken tree branches and debris! The City of Plano's Environmental, Health, Sustainability team is scheduled to provide all equipment and supplies for the cleanup and arranged for collection of the resulting trash and debris all at no charge. The weather is usually a bit on the cold side but hopefully the sun will come out and provide us with a beautiful morning. We schedule this event so early in the year because almost all of the growth along the creek is still dormant. This allows trash to be easily seen and picked up. Additionally, each year poison ivy appears in the undergrowth and we certainly want to complete this project before that happens!

This volunteer activity is a great gathering of neighbors that are able to get to know each other a little bit better! If you have a high school student in need of service hours, this is a way to earn 2 hours credit. Certification can be provided! We look forward to seeing you all next year!

Mike Bessire is chairing this event for the fifth straight year and has promised DONUTS (Glazed and Chocolate) will once again be provided at this upcoming Creek Clean-Up event!

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!



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 Collinsworth Cemetery. My wife Jan and I have lived here for 10 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). 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 11.

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.

The majority of ACC requests received deal with landscaping. Most questions you may have are answered in our Preston Lakes **Landscape Design Guidelines** and **Landscape Maintenance Guidelines**. I would encourage all homeowners to read these documents. These guidelines provide great guidance on design guidelines for new or improved landscaping as well as day-to-day landscape maintenance standards. They can provide answers to any 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."

3 current quick tips on landscape maintenance guidelines are as follows:

1. Fall is a great time to trim trees! Trees must be trimmed at least 7 feet above sidewalks and at least 14 feet above streets. (The City of Plano has issued citations in the past for trees not trimmed above the 14 foot level.)
2. Any dead shrubs or perennials in flowerbeds must be removed and can be replaced with like items without MACC approval.
3. Remember **ANY CHANGE** to your landscape must be approved in advance.

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 (972-943-2828) 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—Clarification on Using Artificial Vegetation Screening

When Preston Lakes was initially developed, it had three sections. The Estate homes are east of Ohio and north of Meadow Ridge and have the largest lots. The executive homes are east of Ohio and south of Meadow Ridge on slightly smaller lots. Patio “Villas” or “Zero lot line” homes are on very small low maintenance lots west of Ohio. In order to achieve a design continuity, one design feature throughout all the lot sizes was the use of wrought iron fencing between houses as a see-through fence that optically added space. It is an important DESIGN GUIDELINE for our neighborhood. Subsequently, owners began to create solutions to the problem that the wrought iron fence provided full view to the side yards which could be used to store trash carts and also provide additional levels of privacy and security. In response to more homeowners adding screening to provide privacy—both with and without permission, the guidelines have been refined to allow homeowners options that will retain the Preston Lakes design and keep our neighborhood looking like the luxury neighborhood it is known to be while also providing that privacy the homeowner desires.

MACC will use these guidelines to be included in any request for replacement supplemental screening of the wrought iron fencing for approval including ARTIFICIAL VEGETATION SCREENING PANELS. **ALL screening must first be pre-approved in writing through MACC before installation:**

- The wrought iron fence must remain in view notwithstanding the use of supplemental materials.
- No new artificial vegetation screening is allowed.
- For the limited number of residences in the Villas, that may be grandfathered, materials used for attachment to the wrought iron fence as a replacement for weathered/not maintained artificial vegetation must be high quality dark green color, boxwood plant style. No other colors of hedge or vegetation styles will be approved. The use of artificial vegetation (when permitted under the grandfathered clause) does not relieve the homeowner of the duty to maintain the appearance and function of the artificial vegetation and the wrought iron fence will include painting.
- Screen cannot exceed the height of the wrought iron fence.
- Additionally, homeowners may use other alternatives such as wooden screens made in the same design style as the perimeter fencing (board on board, dark brown color) and they must be at least 3 feet behind the fence.
- Live plants, live vines, small trees are allowed in front or behind fence but not on gate. Vines may be woven through wrought iron fence but not the gate. Remember that the fence will need paint eventually. All plants must be approved by MACC.
- Fencing may have limited height see through mesh screens for pet confinement.
- Screens made of wood, masonry, or similar materials must be at least 3 feet behind the fence.
- **Materials attached to or within 3 feet of the wrought iron cannot be placed in front of the wrought iron fence.** (Some artificial vegetation screens have planter boxes to hold screen and could be placed in front of fence.)

Remember that MACC written approval is required before starting all projects. Thank you for following the guidelines and getting the appropriate approvals. You can find the guidelines and other information about our homeowners association under Documents on our community website.

Preston Lakes Board of Directors

NOTE: The design standard for the wood fences is **Medium Brown stain or Behr Chocolate Paint stain**. Login to the Preston Lakes Plano website at www.prestonlakesplano.com, Account Info, MACC Requests, scroll to Fences for this information.

Treasurer's Report

INFLATION CONTINUES TO PLACE PRESSURE ON THE HOA BUDGET



In year ended 2023, we finished the year exactly on target where the revenues matched the expenses perfectly. In 2024, inflation is still a challenge. We are working diligently on the 2025 budget.

On October 1, 2024, the City of Plano raised water, sewer, and solid waste (garbage) rates. The average resident in Plano will see a 7.5%/month increase in their personal household bill. For commercial users like the Preston Lakes Home Owners Association, we too will receive a rate increase. And water rates are not for water alone, they also provide funding for the Capital Improvement Programs approved by our city leaders. Utility costs of water, electric, gas, and irrigation line maintenance are some of the larger expenses.

CMA Property Management uses their size of managing many communities to help us negotiate better prices from many of our service suppliers. We have replaced some vendors to negotiate better pricing on some services. Also, in an HOA, there are costs of which most residents are not aware.

Hidden costs include:

- Six (6) different required insurance products.
- Regulatory costs and requirements for our amenities (pool, pond, playgrounds).
- Federal taxes on all interest earned by our Reserve Accounts. You may think CD rates look great but not when you pay 30% for Federal taxes. We are extremely limited in what interest-bearing products we can use by regulation.

Our budget for the year 2025 was discussed at our October board meeting for a final decision. We are looking at a preliminary increase above 7% for the annual basic dues.

Those that live in the Villas also pay an additional annual fee for thirty-six (36) front lawn mows, two (2) pre-emergent weed treatments, two (2) post emergent weed treatments, and two (2) fertilizer applications. Service does not include front shrubs, color, or dark brown mulch.

On the positive side, inflation increases the value of our homes in our association.

Treasurer: Frank Rauscher

Prompt Removal of All Litter, Trash, Refuse, and Waste

Per Plano City Ordinance residential solid waste and recycling containers set out for street collection should be aligned with handles facing the house and located within 2 feet of the paved curb and at least 18 inches from any mailbox, other container, or other large objects.

NOTE: Per **Section 3.14** of the Covenants, Conditions, and Restrictions (CC&Rs), store the trash containers in the garage or the back of the lot in such a manner not to be visible from any street, alley, or adjacent lot of the Homeowner Association.

For Monday morning trash collection

- Place trash containers on the street no earlier than 4:00 p.m. on Sunday
- Remove trash containers from collection point by Monday evening

Overfilled Trash Containers

Please be considerate of this community and do NOT overfill your trash containers. Often times, the contents of these overfilled containers end up in neighbors' yards, streets, and the community areas. If the trash containers provided by the City of Plano are not sufficient to contain your trash, contact Plano's Environmental Waste Services at (972) 769-4150 to request additional containers.

Preston Lakes Real Estate Update

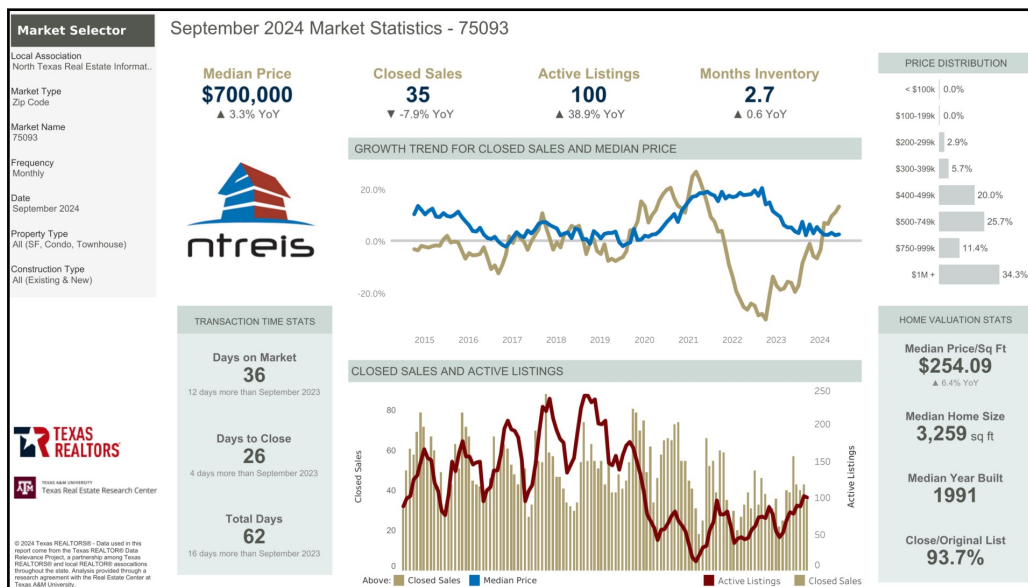
By your Neighborhood Realtor and Board President, Suzanne Mitchell

So far in 2024, six homes have closed in Preston Lakes—two on the estate side and four on the villa side according to the Multiple Listing Service. There are currently two homes for sale in Preston Lakes, one on the estate side and one on the villa side.

Mortgage rates have improved since the last newsletter. Freddie Mac posted, as of December 5, 2024, average conforming fixed mortgage interest rates of 6.69% for a 30-year mortgage and 5.96% for a 15-year mortgage.

Active listings in our zip code have almost doubled from 52 in February to 100 in September. The median price this month is \$700,000 with the median price per square foot at \$254.09. Over one year of the sales in our zip code were over \$1M, and over 25% were in the price range of \$500k-\$750k. The number of sales have increased slightly since February but are almost 8% less than this time last year.

With more inventory, expect the time needed to sell to increase as our zip code currently has 2.7 months of inventory versus 1.5 in February and .6 in September 2023. That is still indicative of a sellers' market leaning towards more of a balanced market. Either way, it is a good time to buy or sell. Especially with interest rates starting to decrease. As rates continue to decrease, it is possible the market will again experience an increase in sales.



Contact me for a
complimentary
Real Estate Review



Suzanne Mitchell
Broker Associate

Your Neighborhood Real Estate Expert

972.523.6670

suzanne@mitchellhome.com

www.SuzSoldIt.com

MITCHELL HOME

Serving Preston Lakes with
Experience, Education and Expertise



Paid Advertisement

Governance Education

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



Address Markers

We have observed need for clarification of the rules for address markers. The Covenants, Codes and Restrictions (CC&Rs) read: **Section 3.11 Address Markers. The location, design and materials used for address identification markers on each residence must be approved in advance of installation by the Master Architectural Control Committee.**

The Preston Lakes builders (KHOV and Toll Brothers) installed cast stone address markers on the front of each home in Preston Lakes. These are the official address markers for each home.

Before Preston Lakes HOA was turned over to the residents, there was an initial time while the community was under construction that the Post Office asked for address numbers on the mailboxes. These were placed on the mailbox door on a limited number of mailboxes. Over time, other residents placed their own numerals on their mailboxes without bringing the situation to the attention of the Master Architectural Control Committee (MACC) for a decision. Additionally, a few residents placed separate address markers on their property without submitting it to MACC. And our compliance enforcement process missed this item on their checklist. The HOA is enforcing this requirement now. Residences that have very old numerals on their mailboxes are grandfathered for the original numerals on the front of the mailbox (not the side). Most of them are unreadable due to age and weather. They will not be approved for replacement. You could simply peel them off to improve the look.

Reflective painted address markers are permitted on curbs to allow emergency responders to quickly find the residence. There are two (2) color options: (1) black numerals with a white background or (2) white numerals with a black background. Apply to MACC and receive written approval before starting the project. The HOA has not approved any vendor to paint these numerals on the curb.

Mailboxes

Residents ask how to replace their mailbox. Parts and service for the mailboxes (the design standard) used in Preston Lakes: Contact Brandon Industries, 1601 Wilmet Road, McKinney, TX 75069, (972) 542-3000. State you are a homeowner in the Preston Lakes Plano community. For specific part numbers for a dual mailbox or a single mailbox and pricing, go to the Preston Lakes Plano website at www.prestonlakesplano.com > Association Info > Documents > Governing Documents > Preston Lakes Plano mailboxes.

While the mailbox is the owner's property, the mailbox base, pole, and bracket are joint property with your neighbor in locations with dual mailboxes. If you want to repaint your mailbox, coordinate with your neighbor in locations with dual mailboxes and apply to MACC and receive written approval first to use:

- Semi-gloss Black Exterior Enamel Paint, or
- Semi-gloss Black Acrylic Enamel Spray



Governance Education: Frank Rauscher

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) or other issues is easy and can be submitted online. If you prefer to use a slower paper-based process, call **Customer Care** at (972) 943-2828, 8:30 a.m. to 5:00 p.m. Monday through Friday.

Be sure to provide all documentation as requested in the MACC Request.



1. Sign in to the Preston Lakes website at www.prestonlakesplano.com
2. Under **Account Info** (top menu)
3. Select **MACC Requests**
4. Review the information on the page
 - The references to the Covenants Sections 3.01, 3.02, 6.01.
 - The specifics for roofs, fences, shutters, garage doors, front doors, and mailboxes provided as a quick reference for common projects
5. Then click on **ADD ACC Request**
 - Complete all information, submit a site plan of your lot, and identify where the improvement will be done. Possibly provide a photo of the home or affected land area so that MACC members can understand what you are doing. Submit a materials list that includes colors (is it paint or stain because stain may be required), physical materials, sizes and types of hardscapes, diameter of trees, names of plants, bushes, grass, etc.
 - Copies of local government building permit regulations and approval process
 - Some issues also require MACC approval such as temporary waste and debris removal bins, storage sheds (including moving pods), temporary motor homes involving your residence, temporary basketball goals, tree swings, signs, lighting, solar panels, flags, and safety related issues.
6. Receive written approval from MACC BEFORE starting a project.

Crime Awareness Committee—Parking Facing the Wrong Direction

Plano Police Safety Minute— Parking Facing the Wrong Direction

In the YouTube video titled “Plano Police Safety Minute—Parking Facing the Wrong Direction”, Officer Chris Biane with the Plano Police Department's Crime Prevention Unit addresses the common question, is it illegal to park facing the wrong direction on the street. The answer is YES! **Parking facing the wrong direction is a violation of Texas state law and Plano City Ordinances.** Note the three (3) violations below:



1. **Texas Transportation Code 545.303:** (a) An operator who stops or parks on a two-way roadway should do so with the right hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb or edge of the roadway.
2. **Plano City Ordinance—Sec. 12-99:** Parallel and angle parking: (1)...so that the right-hand wheels of such vehicle are parallel and within eighteen (18) inches of the right-hand curb, except where head-in parking is allowed.

Not only does the wrong-way parking violate two (2) laws, you violate a third (3rd) law to get there.

3. **TX Transportation Code 545.031:** Driving on the Right Side of the Roadway. If you are parking on the wrong side of the roadway, you are driving on the wrong side of the roadway to park in the wrong direction.

For those who park correctly, thank you. For those who do not, please park in the right direction facing the flow of traffic. You will be getting in your steps for the day!

Communications Committee

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

- Sign in to 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.
- For newsletter content, please email **Vicki Rauscher** at vicki@rauscherfamily.net. To view past newsletters, login to 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

The Community of Preston Lakes, HOA
1800 Preston Park Blvd, Suite 200
Plano, TX 75093

Thanks to our Advertisers!

Fall 2024 Preston Lakes Newsletter