

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

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An Update from Your Preston Lakes HOA Board of Directors

Hello Preston Lakes Neighbors,

Happy Spring 2025! April is a busy month in Preston Lakes with a board meeting, preparation for the pool opening, and another Pool Party! Please mark your calendars as you are invited to join us on Sunday, April 27th, 4:00 p.m.-6:00 p.m. as we open the pool season with food, music, games, door prizes, and fun with your neighbors and families.

The annual homeowners meeting was held on March 6, 2025. The election for three board positions resulted in the re-election of Hetal Patel and Michael Bessire and the addition of Suzy Fine. The slate of officers is as follows:

- Suzanne Mitchell, President
- Frank Rauscher, Vice President/Treasurer
- Suzy Fine, Secretary
- Hetal Patel, Director at Large
- Michael Bessire, Director at Large

Committees are very important to the efficient and effective management of the community under the leadership of the following volunteers:

- Communications: Suzanne Mitchell, Chair and Board Liaison, Vicki Rauscher
- Crime Awareness: Board, Communications & Social Committee Focus
- Governance Education: Frank Rauscher, Chair and Board Liaison
- Landscape: Hetal Patel, Chair and Board Liaison
- Master Architectural Control Committee (MACC): Thom Riggs, Chair, Daniel Figert, Michael Todres, Ramsey Soliman and Michael Bessire, Board Liaison
- Pool: Thom Riggs, Chair and Suzy Fine, Board Liaison
- Social: Jan Bessire, Chair and Suzanne Mitchell, Board Liaison

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—all 225 homeowners. 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 approval 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.

Great neighborhoods have a strong sense of community, we encourage you to volunteer to help execute the events or serve committees. We also 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.

Preston Lakes HOA Board of Directors: Suzanne Mitchell, Frank Rauscher, Suzy Fine, Hetal Patel, Michael Bessire

Landscape Committee

Happy Spring Preston Lakes Neighbors!



Events

Exciting news! April 27th marks the official opening of the Preston Lakes community pool with a party from 4:00-6:00 p.m. Read about the pool party on page 6. Please RSVP to attend as we kick off the new pool season!

The Annual Creek Clean-Up with our neighboring communities was held on February 15. Members from three neighboring communities (Preston Lakes, Preston Villages, and Central Park on Preston) volunteered. Please read "Annual Creek Clean-Up a Success" on page 11. Thank you **Mike Bessire** for heading up this project to help keep our common area along the creek looking great. Mark your calendar for February 14, 2026, 10:00 a.m. to 12:00 noon for the Annual Creek Clean-Up! Meet neighbors and help keep our community looking great!

Landscape Maintenance

With springtime upon us comes time for us to get our yards ready with new plantings and **dark brown mulch** (the design standard). Any other color is not allowed. It is also very important to know that adding any type of rock (color and size) to your beds must be approved by MACC before installation. Most landscape maintenance does not require MACC approval especially if you are replacing damaged plants with the same species/type.

Prior MACC written approval IS required prior to starting a project 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 of tree being replaced or removed.
- 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.

(continued on page 3)

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.

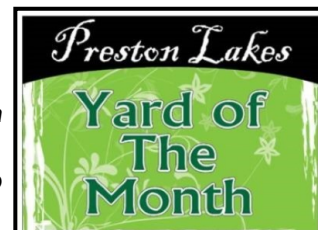
Refer to the Landscape Standards at the Preston Lakes website at www.prestonlakesplano.com > >Login >Association Info > Documents > Governing Documents > Landscape Standards.

Refer to page 5: "MACC Approval Process—How to Submit an ACC Request"

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

Preston Lakes Yard of the Month (YOM)

Preston Lakes has had a Yard of the Month (YOM) program since 2010. On this 16th year we have decided to make a few changes to the program to freshen it up and hopefully, get more engagement with all homeowners. We have shortened the season for recognition from May through August and removed holiday from program. We are in the process of another fun idea for holiday recognition. That we will announce in the fall newsletter. Additionally, we have removed the gift cards from the program in an effort to trim the budget as much as possible to keep dues as low as possible. We look forward to your participation in nominating and voting for the Yard of the Month.



The Purpose of the Preston Lakes Yard of the Month (YOM) recognition program is to recognize homeowners for exemplary yard maintenance and landscaping in the Preston Lakes Community. Two yards will be selected starting each year from May through August. The Landscape Committee will send a request for nominations from homeowners via email and in a post on our official Facebook page (The Community of Preston Lakes Owners Association, Inc.). Upon receiving nominations, the Landscape Committee will facilitate a community vote for the selection of two homes, one in the Villas section, and one in the Executive/Estates section.

Selection should be based on homes that best represent the qualities of uniqueness, beauty, and appeal as well as good yard maintenance. Since YOM will deal with curb appeal, recognition will be based on what is visible from the front of the home. The winning yards will have a sign prominently displayed for the month as well as receive recognition on the Preston Lakes website, on the Preston Lakes Facebook page, and in the Preston Lakes Newsletter.

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 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.
3. One home in the Villas section and one home in the Executive/Estate section will be selected each program month.
4. Each yard will be limited to winning the award only once in each calendar year.
5. Only what is visible from the front of the home will be judged.
6. Yard of the Month homeowner must be in good standing with Preston Lakes HOA, and their account must be current.
7. If no homes meet the specific guidelines, judges may choose not to select any homes for any given month.

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. 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.

As Spring approaches we encourage you to go online and read "Landscape Guidelines and Standards" in the documents section of our website. This document includes two components, The Landscape Design Guidelines and The Landscape Maintenance Guidelines. So whether you are designing new landscaping for your yard or simply getting maintenance work completed, understanding these guidelines will help with the process. They are on 5 easy-to-read large font pages.

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. Tree stumps must be completely removed.
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 prior to starting a project.
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 community 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.

A current issue we have had questions about lately is artificial vegetation screening attached to the front wrought iron fences. The board and MACC team did a deep dive on this issue last year and comprehensive guidelines were issued and communicated to all homeowners. They are listed under the document portion of our website and all homeowners are encouraged to read if they have not already. One of the guidelines is that **"no new artificial vegetation screening is allowed."** There are a few grandfathered screens in the neighborhood but MACC will not approve any new requests for this.

(continued on page 5)

Master Architectural Control Committee (MACC) Guidelines (continued)

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 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.**



Pool Committee



Dive into the fun this spring with the early opening of our newly renovated community swimming pool! Mark your calendars for the **Pool Party on April 27 from 4:00 p.m. to 6:00 p.m.**, where homeowners can enjoy fresh updates to the pool while savoring refreshments, participating in fun and games all sponsored by the HOA. See Social Committee article below for Pool Party details and RSVP information.

Enhanced amenities include **18 new pool loungers** for ultimate relaxation and a **NEW barbecue grill** with a convenient ash can for safe charcoal disposal. You are to provide your own charcoal.

Planning a celebration?

When using the pool, you are allowed 3 guests at a time. Need to invite more? You can schedule a pool party for a maximum of 40 guests (including you and your family) For a reserved pool party:

- Capacity minimum of 4 guests up to a limit of 40 people in the party
- Submit a reservation through the Preston Lakes website (www.prestonlakesplano.com) two weeks prior to the party.
- Reservations will be displayed on the Preston Lakes calendar—be sure to prominently display your written approval for on-site during the event
- Note: Only **one reservation is permitted per day**.
- NO pool party reservations on **Memorial Day, Independence Day, and Labor Day**

Facility Highlights

- **Pool and Playground Parking:** To prioritize child safety amid increased traffic on **Enid Drive and Blackshear Road**, we have reserved **7 parking spaces** for drop-off, pick-up, and on-site users. This accommodates residents driving from the **Estates and Executive Homes east of Ohio and the Villas**. These parking spaces are reserved for the pool and playground parking from 7:00 a.m.-10:00 p.m. daily during the pool season.
- **Access Gates:** Electronic entrance cards are required to access the pool through the three pool gates. Please do not tailgate into the pool. Pool committee and board members may check your card to confirm approved access.

Pool Committee: Thom Riggs (Chair) **Board Liaison:** Suzy Fine

Social Committee – Pool Party

Please mark your calendars and plan to attend our **Pool Party** to kick off the 2025 community pool season! Last year's party was widely attended and a lot of fun and we look forward to seeing you all there then.



It will be held on **Sunday, April 27, 4:00– 6:00 p.m.** Spend quality time with your family and neighbors and enjoy food, music, fun, and games as well as door prizes. Please **RSVP to Jan Bessire** at (432) 296-8494. Please provide your names and head count of the adults and children attending so we can plan accordingly for the food and prizes. We are seeking volunteers to help with the party as well, so please let Jan know if you would like to volunteer.

Would you like to get together with your neighbors more than once a year? A once-a-month dinner group that explores our local restaurants? A Mom's Group for those of you with young children? Want to play Mah-Jong? If you don't know how to play, we can have lessons by several experts in our area, or an expert in our neighborhood willing to teach us? Text me if you are interested in any of these groups, or if you have a suggestion for something else fun that includes your neighbors.

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

Preston Lakes Community Pool Rules

Pool will be open from April 27, 2025 (community pool party) through September 30, 2025

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.

Treasurer's Report

In 2024, inflation still provided a challenge. We ended the year with expenses over revenues of \$9,745. The primary reasons were higher charges for water, electricity, and gas for our pool and the lake.



I am a homeowner just like you are, and I feel these increases in my personal residence bills just like you do. In my comments in the Fall 2024 Preston Lakes Newsletter, I mentioned that the City of Plano had again increased water and sewer fees in October 2024. To catch up on the \$9,745 in expenses above revenues plus the increase in 2025 utilities and other costs, we increased our annual dues for 2025. We did this to ensure that homeowners do not have any surprises for deferred maintenance and other costs.

This is why we were able to do a complete swimming pool renovation with no assessments for homeowners.

We are constantly looking for ways to lower expenses such as replacing the pool cleaning service and other vendors. It takes a lot of vendors to maintain our community and to repair all the physical assets that we own. The board receives a list of every check issued each month to review and look for opportunities to save money.

At our annual homeowners meeting, we provided all attendees with detailed financial statements. If you would like a copy, please call CMA. For our current budget to our website and click Association Info > Documents > Budget Summary > 2025.

You bought your home in an upscale neighborhood, and your board mission statement includes keeping it upscale. We welcome all ideas and questions.

Treasurer: Frank Rauscher



Artificial Vegetation Screening

Just a friendly reminder that **Artificial Vegetation Screening** is NOT permitted. Yes, there are a few houses that were grandfathered and once those require maintenance due to the condition, replacement of those will not be approved. **ALL changes must be submitted for approval to MACC prior to the commencement of the project**. There are solutions on what can be done to create privacy screening and the

MACC committee or any board member can help. You can also find information for what will be approved on the Preston Lakes website (www.prestonlakesplano.com) and details were also published in the Preston Lakes Fall 2024 Newsletter that is uploaded to the Documents > Newsletter section of the website. The title of the article is "MACC—Clarification on Using Artificial Vegetation Screening" and is on page 7.

Mailboxes and Address Markers

Please be sure to get MACC approval before making any changes to your **mailboxes (Preston Lakes has a design standard)** or adding address markers to the curbs only. **Address markers** on your mailbox are NOT permitted. There are guidelines to follow on the Preston Lakes website (www.prestonlakesplano.com). The MACC committee or board members can also provide some guidance if needed. You can also find information for what will be approved on the Preston Lakes website and details were also published in the Preston Lakes Fall 2024 Newsletter that is uploaded to the Documents > Newsletter section of the website. The title of the article is "Governance Education—Address Markers and Mailboxes" and is on page 10.

Preston Lakes Real Estate Update

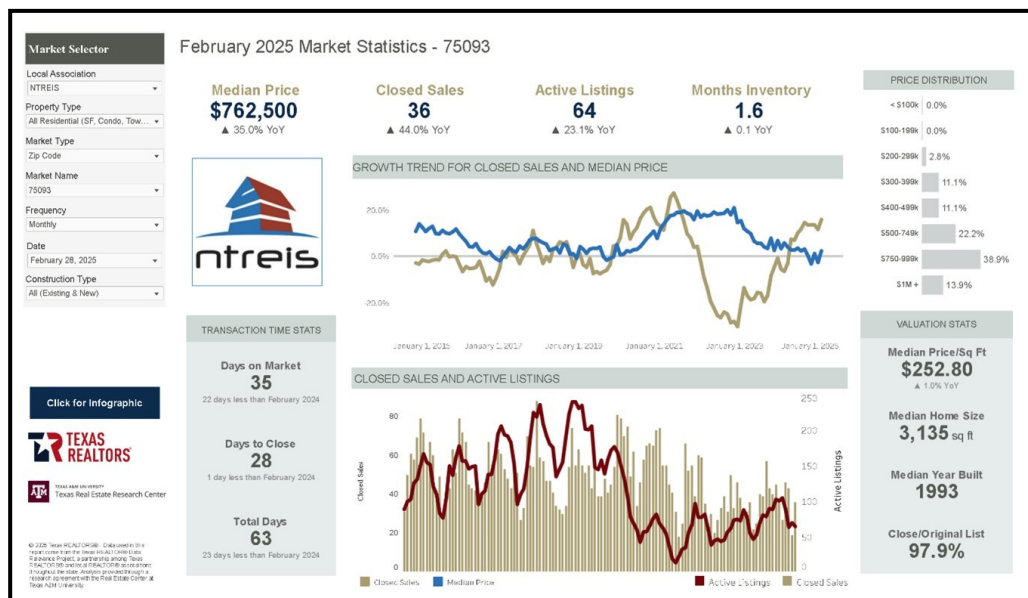
By your Neighborhood Realtor and Board President, Suzanne Mitchell

In the past six months from October 2024 through March 2025, three homes have closed in Preston Lakes—all on the Villa side, two in October and one in February, according to the Multiple Listing Service. There are currently no available homes in Preston Lakes and there are two homes on the Estate side under contract.

Mortgage rates are about the same as they were in the last newsletter in November. Freddie Mac posted, as of March 27, 2025, average conforming fixed mortgage interest rates of 6.65% for a 30-year mortgage and 5.89% for a 15-year mortgage.

As you review the chart below showing February 2025 as compared to February 2024, note that active listings in our zip code have decreased by 23% since last year. The median price increased by 35% to \$762,500. Almost 14% of the sales in our zip code were over \$1M, almost 40% were \$750k-1M and 22% were in the price range of \$500k-\$749k. The number of closed sales only increased by one sale and yet the close price to list price ratio is 97.9%, up from 93.7% last year.

We are in a sellers' market. With inventory currently at 1.6 months—down from 2.7 months last February, we could easily see an increase in the median sales as demand increases. Either way, it is a good time to buy or sell. When interest rates decrease, market demand will increase and inventory may not meet the demand, causing prices to further increase.



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

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MITCHELL HOME

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.

New City of Plano Parking Laws Affect Preston Lakes

Our community was built on a limited amount of premium-priced land because of our great location. It also brought parking challenges for homeowners, especially in the Villas west of Ohio which has very limited parking. The **City of Plano** also has parking problems in other residential areas and the **City of Plano** has enacted a series of laws which does affect parking in Preston Lakes.

We mention this because all these rules apply to situations that have occurred to Preston Lakes in the past and in some manner violate our covenants.

All cars and pickup trucks: Long-term parking on city streets and alleys.

“It shall be unlawful for any person to stop, stand, park or allow a motor vehicle under his or her ownership, care, custody or control to remain on a city street or alley in excess of fifteen (15) consecutive, calendar days without being operated and moved at least one hundred (100) feet during such period.” Sec. 12-121

Motor homes, trucks, trailers, etc.: Parking of trucks, tractors, etc., in residential districts.

“It shall be an offense for any person to park or stand or to allow any motor home, bus, trailer, boat trailer, semi-trailer, pole trailer, truck tractor, house trailer, special mobile equipment, farm tractor or implement of husbandry to park or stand upon any public street, highway, alley or public right-of-way between any street and alley, within any part of the city...” Sec. 12-114

Vehicles that are abandoned: Certain motor vehicles declared abandoned and nuisances.

“Any motor vehicle considered abandoned pursuant to V.T.C.A. Transportation Code, Ch. 83, as amended, is hereby declared abandoned and a public nuisance, and the police department may take any and all actions related to the vehicle ...” Sec. 12-191

Texas Transp. Code Section 683.002 “For the purpose of this chapter, a motor vehicle is abandoned if the motor vehicle: is inoperable, is more than five years old, and has been left unattended on public property for more than 48 hours.”

While our HOA covenants provide for the possible issuance of violations, these often take time and visual evidence of the violation. These rules are available for residents to use. Call the **Plano Police non-emergency phone (972) 424-5678**, use #1 for English and #3 for report a situation.

Governance Education: Frank Rauscher

Crime Awareness Committee—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.
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.

2025 Annual Creek Clean-Up a Success!

The Annual Creek Clean-Up along Altessa Drive was held on Saturday, February 15 and attracted 25 volunteers of all ages from all three bordering neighborhoods: Preston Lakes, Preston Villages, and Central Park on Preston. The volunteers collected 25 large bags of trash, 1 dozen smaller white bags, and 5 large piles of broken tree branches and debris! There are always a large number of fallen tree limbs that need to be removed from the area and some great teamwork was witnessed as trees and limbs were chain sawed into smaller pieces and carried to piles near the street.

Thank You to 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. 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 glazed and chocolate donuts from Dunkin Donuts 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 14, 2026 from 10:00 a.m.to 12:00 noon**. If you have a high school student (or younger) in need of service hours, this is a great way to earn 2 hours! Certification can be provided! This year's youngest volunteer was 7 years old! We look forward to seeing you all next year! Thank you **Jan Bessire** for taking pictures and for providing refreshments and **Mike Bessire** for chairing this event for the 5th straight year!



Thank you to the Annual Creek Clean-Up Volunteers on February 15, 2024!

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 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

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