



WELCOME

On behalf of the Lakeside on Preston HOA's Board of Directors, welcome to our newsletter.

All announcements, as well as Board Meeting notifications, will be sent to emails registered on the neighborhood website:

LakesideOnPrestonHOA.com

BOARD OF DIRECTORS

The Board has several functions:

- Maintenance of the Association's assets, both fiduciary and physical
- Appointments to committees, such as the Lakeside Architectural Review Committee, Social Committee, Landscape Committee and Communication Committee
- Enforcement of the Governing Documents, including the Bylaws, Covenants, Conditions and Restrictions (CC&Rs), and Association policies

NEIGHBORHOOD RESOURCES

The greatest resource for our neighborhood is the website or the homeowners app. Please scan the QR code below to download the homeowner app.

- Homeowner directory
- Calendar of events
- Important forms
- Meeting minutes
- Financial information
- Neighborhood governing documents



Ads, marketing, and promotions are not allowed, unless the promotion is specifically designed for LOP residents.

This group is not an official HOA sponsored group. All official HOA communications are sent from our HOA management company, CMA.

Welcome, Phil Sahuc

Lakeside's new HOA Manager

We're excited to have Phil join our community and look forward to working with him.

Please feel free to reach out to him at customercare@cmamanagement.com or

972/943-2828

UNDERSTANDING OUR UPCOMING DREDGING PROJECT

This article is for all homeowners, especially neighbors who have joined the community in recent years and have not experienced a dredging project here before.

Dredging is one of the most disruptive and expensive lake maintenance projects an HOA can undertake, but it is sometimes necessary to preserve lake depth, water-holding capacity, fountain functionality, appearance, and overall health.

Our community has completed at least two previous dredging projects—around 2009 and again in 2019—and is now preparing for a third just 6 to 7 years later. That shorter cycle is worth noting: the first major effort came after roughly 15 years, the second about 10 years later, and now another is being considered even sooner. This suggests sediment has accumulated more quickly (likely due to upstream construction since the last project), requiring closer monitoring and earlier action.



The need for dredging is driven by a simple but important process. Each time it rains, stormwater carries sand, silt, and debris into the lakes, where those materials settle over time. As sediment builds up, lakes become shallower, water storage declines, nutrients become more concentrated, habitat is affected, fountains require frequent repairs, and water quality and appearance can deteriorate.

Our past projects show that dredging methods can differ. One approach used hydraulic dredging, which removes sediment by suctioning a slurry of water and material from the lake bottom and sending it to a dewatering area or tubes where the water is released and the remaining sediment is retained for removal. Another used a more traditional mechanical method: lowering the water level as needed, then using excavators and trucks to remove and haul away the sediment.

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Historical photos from Lakeside's 2009 and 2019 dredging projects.

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Each method comes with different tradeoffs. As an example: Hydraulic dredging can reduce shoreline disturbance and often allows work to proceed while more water remains in the lake, but it requires space and planning for slurry handling and dewatering. Mechanical dredging can provide direct excavation access and may be effective in certain lake conditions, but it can involve heavier visible construction activity, staging, truck traffic, and a more noticeable temporary impact on daily community life.



Project duration can also vary more than many residents expect. For neighborhood-scale lake work, dredging can take anywhere from several weeks to a few months, while medium-scale projects commonly extend from about 2 to 6 months depending on sediment volume, access, equipment, disposal logistics, and whether dredged material must remain on-site to dry before final removal. For practical planning purposes, a timeline of roughly 2 to 6 months per lake is a reasonable expectation range, though the actual duration will depend on final scope and field conditions.



As the Board evaluates the next phase of dredging, it will stay focused on three priorities in this order. First, the Board wants to achieve a long-term, high-quality result so homeowners can continue enjoying the lakes and fountains for years to come. Second, it will work to manage the project responsibly and minimize reserve spending as much as possible through clear planning and competitive evaluation. Third, it will make every effort to reduce disruption to the community during construction, even though some temporary noise, equipment activity, and inconvenience are likely with a project of this nature.



Historical photos from Lakeside's 2009 and 2019 dredging projects.

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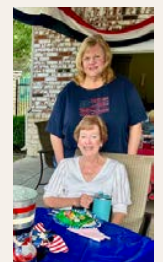
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🇺🇸 CELEBRATING AMERICA'S 250TH BIRTHDAY 🇺🇸



Neighbors came together on Sunday, July 5th, for a fun-filled celebration full of community spirit, friendly competition, and unforgettable memories as we honored America's 250th birthday!

This event featured an exciting lineup of activities, including a Kite Decorating Contest and Water-Splash Challenges, bringing smiles, laughter, and plenty of fun for all ages!



Neighbors also shared a diverse potluck featuring culturally meaningful dishes from home, celebrating the many traditions, flavors, and stories that make our community—and our country—so special.

Thank you to everyone who joined us for our star-spangled celebration and helped make it a truly wonderful success. We appreciate your support and community spirit!





LAKE SIDE ON PRESTON Pickleball Cup

IT'S BACK! GRAB A PARTNER AND JOIN THE 2ND ANNUAL LAKE SIDE ON PRESTON PICKLEBALL CUP!

🍷 This month-long doubles tournament is open to players of **all skill levels**. Whether you're a seasoned player or just looking for some friendly competition, everyone will compete in a **single-elimination bracket** for a chance to take home the Cup and earn a year of neighborhood bragging rights.

The tournament begins the **week of October 5**, with teams scheduling each match during designated round windows. The only fixed match is the championship on **Saturday, November 14**, at 3:00 p.m. (Rain date: Sunday, November 15.)

- **Register** – Sign up with your partner by the entry deadline: October 1.
- **Early Rounds** – The first-round window opens the week of October 5. Each round has its own window, and the two teams arrange their match within it.
- **Semifinals Scheduled** – between the two teams within the round's window, just like the earlier rounds.
- **The Final** – Saturday, November 14, at 3:00 PM – the last two teams meet for the Cup.



2025 Defending Champions, Aggarwal & Julka

Tournament Details 🏆

- **Free to enter**
- **Open to Lakeside On Preston residents**
- **Doubles teams (both players must be age 12 or older)**
- **Registration deadline: October 1**

Find a partner, sign up, and see if your team has what it takes to become the **2026 Lakeside On Preston Pickleball Cup Champions!**

Click here for more details and to register:
LOPEVENTS

NEIGHBOR SPOTLIGHT



Meet the Engineer Who Loves Adventure ~ Joe Salviz

► I'm an Operations Engineer in the oil and gas industry and a problem solver who enjoys DIY projects, spending time with family, and exploring a different country each year. We recently returned from a two-week adventure exploring Switzerland.

What inspired you to pursue your career?

► I've always enjoyed puzzles. Engineering is really just getting paid to solve increasingly complicated ones. I love combining technical knowledge with real-world impact and learning something new every day. Petroleum engineering often borrows ideas from fields like medicine and agriculture. For example, the way oil and water move through microscopic rock pores is based on concepts originally developed to understand how blood flows through tiny capillaries and how water moves through soil. I find that fascinating.

What accomplishment are you most proud of?

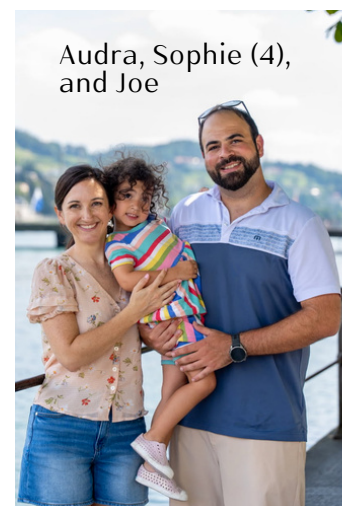
► Professionally, I've helped implement technology that saved millions of dollars, but I'm most proud of building a family. That comes before everything else!

What's your favorite neighborhood event?

► I really enjoyed this year's Cinco de Mayo party, but the Christmas event is always a blast! We were out of the country for the 4th of July celebration, but the photos make it look like it may be my new favorite.

How do you like to give back?

► I enjoy helping neighbors, supporting Habitat for Humanity, and organizations that serve children, veterans, and first responders.



Who's had the biggest influence on your life?

► I've been fortunate to have mentors throughout my career who taught me to stay curious and never stop learning. But my family has shaped me the most. They're the reason I work hard and the reminder that success isn't measured only by a career. My parents taught me integrity, my wife taught me grit, and my daughter is teaching me to slow down and enjoy life.

Nominate a neighbor—or volunteer yourself! Email a brief description to lopcommunications75093@gmail.com.

LAKE SIDE ON PRESTON NEWSLETTER

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CULINARY CREATIONS



Chef Simone Krasnov, our neighbor, shares favorite recipes.

From charcuterie courses to offering signature recipes on her blog, alexandrasgourmet.com, Simone shares seasonal recipes.

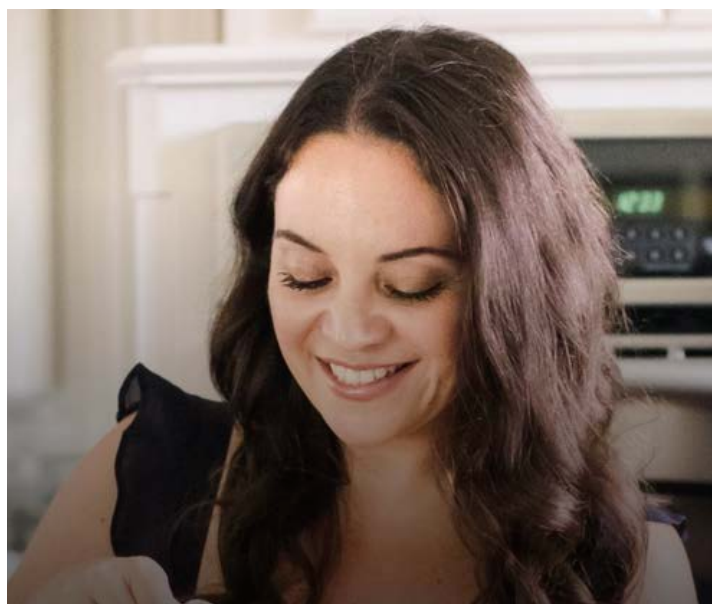
Check out her famous **Jalapeno Cheddar Muffins** and **Blackberry Sage Crostini**.



Select recipe name below to view.

Jalapeno Cheddar Muffins

Blackberry Sage Crostini



For more recipes follow [Chef Simone](https://www.instagram.com/alexandras-gourmet) on Instagram at [alexandras-gourmet](https://www.instagram.com/alexandras-gourmet)

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HELP KEEP OUR NEIGHBORHOOD GREAT

Our neighborhood is a wonderful place to live, and maintaining that standard requires everyone's cooperation. **Please review and adhere to these community expectations:**

Parking: Vehicles should be parked in your garage or driveway rather than on the street to keep our roads clear.

Facility Hours (6 AM to 10 PM): Our pools and sports courts close promptly at 10 PM. Please ensure all activities are wrapped up by closing time to respect nearby neighbors.

Yard Maintenance: Residents are responsible for keeping their property's landscaping tidy, including regular mowing, edging, weeding, and trimming.

Clean Up After Yourself: Please do not leave trash at the pool, courts, or parks. Use the provided bins to ensure these spaces remain clean for everyone.

Thank you for doing your part to keep our community enjoyable, safe, and welcoming for all who live here!

Scoop the Poop!

We all love our four-legged family members—but no one loves what's left behind.

Please do your part by picking up after your dog whenever you're out for a walk. Pet waste isn't just unpleasant—it can wash into storm drains and pollute local creeks and lakes, while also spreading bacteria and parasites that pose health risks to people and pets.

A simple scoop makes a big difference. **Please bag it and place it in a trash receptacle.** Thank you for helping keep Lakeside clean, healthy, and beautiful for everyone!

Watering Schedule Reminder April 1 – October 31)

Help conserve water by following Plano's seasonal watering schedule:

- Odd-numbered addresses (1, 3, 5, 7, 9): Water on Tuesdays and Fridays
- Even-numbered addresses (0, 2, 4, 6, 8): Water on Mondays and Thursdays
- HOAs and addresses ending in 0: Follow the even-numbered schedule (Mondays and Thursdays)

Important: Automatic sprinkler systems and hose-end sprinklers may only be used on your designated watering days and not between 10:00 a.m. and 6:00 p.m. Hand-held hoses and soaker hoses may be used any day.

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COMMUNITY REMINDERS

Safety and Pool Rules

We need to address a recent incident involving a large group of unaccompanied minors who caused a significant disturbance in the pool and kitchen areas. The group was observed hitting partitions and repeatedly screaming for help without cause. While no one was injured, the situation required a patrol officer to investigate. The group fled the scene before a parent arrived.

Screaming for help when there is no emergency is a serious hazard; it causes unnecessary panic and diverts security resources from potential crises.

This event highlighted several direct violations of our community pool rules, which are in place to ensure everyone's safety:

Supervision:

Individuals under 16 must be accompanied by a parent or legal guardian (18+).

Guest Limits:

Residents may not have more than four guests per household without Board approval. This recent incident involved approximately 10 minors using a single resident's access.

Responsibility:

Residents must accompany guests at all times. Key fobs should not be given to children to host non-residents; the fob owner is entirely responsible for the behavior of anyone using their access.

Operational Hours:

The pool is open daily from 6 AM to 10 PM. We have had recent reports of individuals staying past closing, which disturbs nearby neighbors. Please adhere to these hours.



Please speak with your children to review these guidelines and explain the severe impact of causing false alarms. If minors use the amenities, they must have direct adult supervision and adhere to guest limits.

Keeping Lakeside on Preston safe requires everyone's cooperation. We appreciate your help in ensuring our shared spaces remain secure and enjoyable for all.

LANDSCAPE COMPLIANCE TIPS and RESOURCES

Dear Homeowners,

Summer is here—the perfect time for home improvement projects and refreshing your yard!

As your management company, CMA has gathered helpful tips to prevent violations, save time, and plan ahead. No immediate action is required—this information is for general guidance.

Planning a Home Improvement Project?

Before you begin, please review your association's guidelines:

All projects must follow association rules. Many projects (including some repairs/replacements) require approval from your review committee (ACC, MC, or DRC). Failure to obtain approval may result in violations and fines.

Common projects requiring approval include:

Fence staining or replacement
Roof replacement
Tree removal or replacement

To submit an application:

Log in to your account at cma.cincwebaxis.com → Account Info → ACC Modification Requests

You can submit and track your application online.

Keep Your Yard Looking Its Best

Maintaining your yard helps avoid common compliance issues. Be sure to review your CC&Rs on the homeowner portal.

Helpful tips:

- Follow guidelines for yard signs and trash can placement
- Trim shrubs and trees regularly
- Repair bare spots with new sod
- Mow, weed, trim, and edge weekly
- Treat or remove weeds regularly
- Keep landscape beds clean and add mulch as needed
- Keep debris and personal items out of public view
- Repair damaged fencing and refresh faded stain
- Address exterior issues (garage doors, borders, etc.)

If You Receive a Violation Notice

Please correct the issue promptly to avoid escalation or fines. Inspectors will close corrected items during the next inspection.

Thank you, and we wish you a beautiful day in your neighborhood!

Best regards,
Your CMA Management Team

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Lakeside on Preston's **SECURITY BEAT**



COURTESY PATROL INCIDENT REPORTS

Our patrol team, **Executive Sentinels**, has shared recent incident reports from around the neighborhood. These updates are provided to help residents stay informed and aware of activity within the community. **940-999-3136**

EXECUTIVE SENTINELS

May 25 – 6:40 PM – Spring Glade Ct Open Garage Door

Security observed an unsecured garage door during patrol. Contact was made with the resident and the situation was resolved without issue.

May 25 – 6:44 PM – Meadow Side Dr Fire / Smoke Alarm

An alarm was heard during patrol. Security contacted the homeowner and confirmed everything was safe.

May 25 – 8:58 PM – Basketball Courts Trespassing

An individual entered the basketball court area without a working access fob and claimed to be a resident. The individual was advised and left without further incident.

May 27 – 9:35 PM – Pool Area Disturbance / Noise

Security observed a group of minors running through the pool and kitchen areas, yelling and creating disturbances. A parent was contacted and responded to the scene. No damage was observed, and the area was secured.

May 27 – 9:57 PM – Pool Area Disturbance / Forced Entry

Approximately 10 minors were reported in the pool and kitchen area after hours. Security responded to reports of disruptive behavior and unauthorized access to the area.

May 31 – 2:30 PM – Lakewood Suspicious Activity

While on patrol, security observed suspicious behavior involving an individual who changed direction upon noticing patrol presence. The individual exited the community without incident. No criminal activity was observed.

COURTESY PATROL INCIDENT REPORTS (CONT'D)

May 31 – 9:48 PM – Basketball Court Noise Complaint

Security contacted a group playing loud music at the basketball court. The group complied with the request to lower the volume and no further issues occurred.

June 5 – 4:47 PM – Pool Area Improper Trash Disposal

A resident attempted to leave multiple trash bags at the pool area after missing trash pickup. Security instructed the resident to remove the bags, and the resident complied.

June 7 – 4:16 PM – Pool Area Maintenance Issue

A pool maintenance door was reported open. Security inspected the area and determined the door was not latching properly. The door was secured as much as possible pending repair.

June 8 – 5:37 PM – Twin Lakes Drive Suspicious Activity Observed

A resident reported a suspicious male walking through the neighborhood knocking on doors. The individual was described as a white male wearing a white shirt and blue jeans, with no visible company vehicle, uniform, or identification. Patrol checked the area but was unable to locate the individual, and no further suspicious activity was observed.

June 10 – 2:12 PM – Twin Lakes Soliciting / Suspicious Activity

A resident reported a male going door-to-door asking for a resident named Linda and offering window cleaning and pressure washing services. Patrol located the individual, reviewed HOA solicitation policies, and advised him not to approach homes displaying “No Trespassing” or “No Soliciting” signs. The individual acknowledged the warning and complied with no further issues.

July 4 – 10:57 PM – Silver Lake Suspicious Persons

Patrol contacted three non-residents walking through the neighborhood. They were advised the property is for residents and authorized guests only and were escorted off without incident.

July 5 – 10:33 PM – Lakewood Drive Suspicious Persons

Patrol encountered two of the same non-residents observed the previous evening near the lake. They were advised they were trespassing on private property, escorted off the premises, and warned that law enforcement would be contacted if they returned. No further issues occurred.

LAKE SIDE ON PRESTON NEWSLETTER

LAKE SIDE LOVE



Neighbors Helping Neighbors

This committee coordinates small acts of kindness for neighbors facing difficult times—from delivering care baskets to helping with rides or grocery pickup.

If you know someone who could use a thoughtful gesture, text or call Tammy Komenda at 214-718-0944. Just an address is needed—we respect our neighbors' privacy while sharing a little neighborly kindness.

SOCIAL MEDIA



For neighbor to neighbor updates, join the **FaceBook** group managed by resident, Lusine Meeks.

This group is for current residents of Lakeside on Preston. Posts include neighborhood events, meetings, dates, and community recommendations.

To join, please click here, share your address when requesting access to Lakeside on Preston.

SOCIAL COMMITTEE

Meet Your Neighbors

Help with neighborhood events and get involved in the community.



To learn more, email your name, email, and phone number to Rachel Aviner at rachel@aviner.com.

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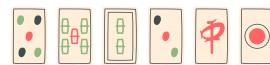


LADIES NIGHT OUT

Enjoy an Evening with Neighbors

Organized by resident, Danièle Boodée, all ladies are welcome. To be added to the Evite list, please email lakesidelno@gmail.com

MAHJONG



A fun way to relax, socialize, and meet neighbors while keeping your mind sharp. All skill levels are welcome! Text Danielle Barr at [561-251-3070](tel:561-251-3070)

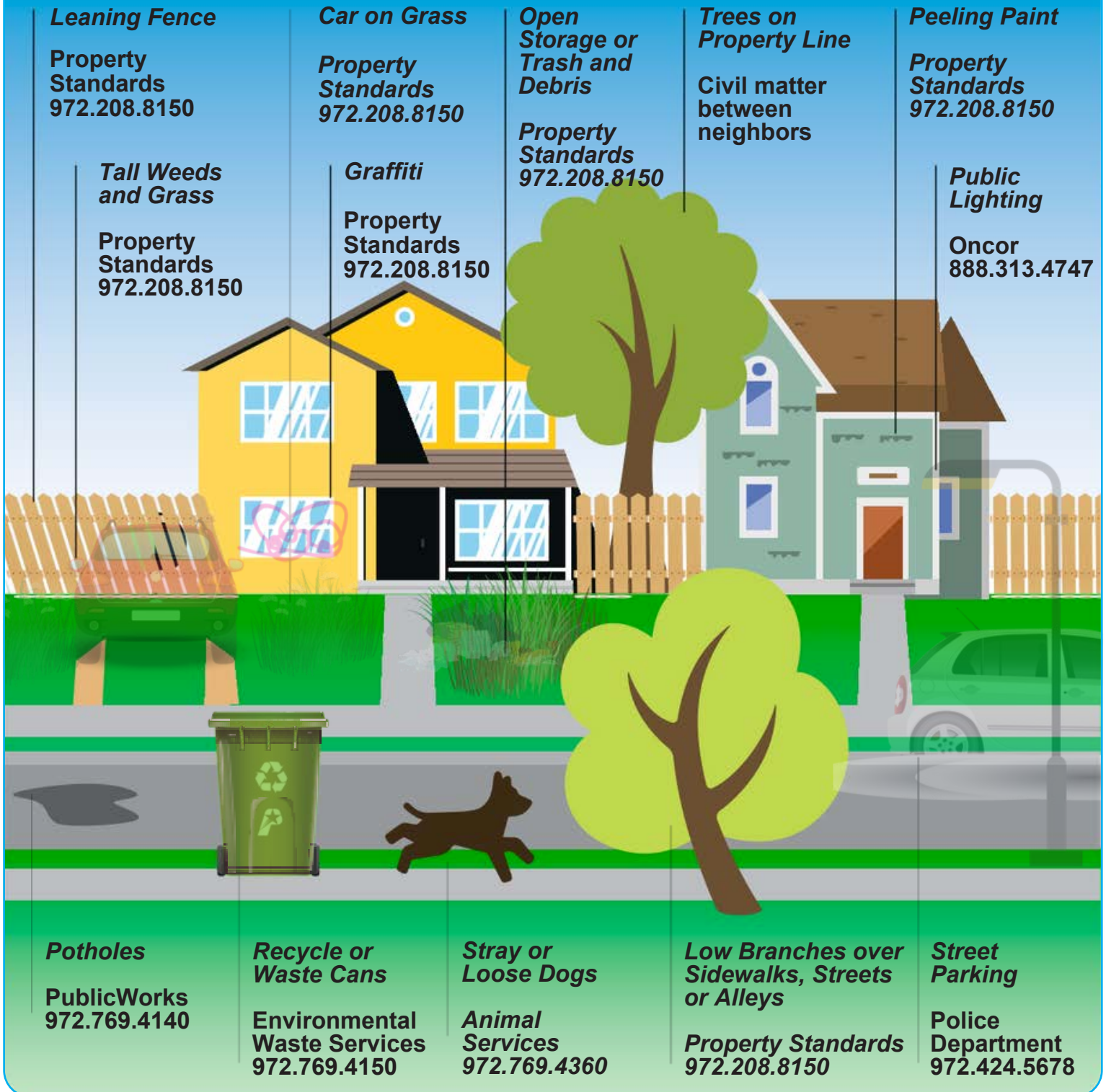
COMMUNICATIONS COMMITTEE

Share Your Ideas

Help keep this newsletter fresh! If you have an article idea, neighborhood news, photos, or an event to feature, we'd love to hear from you.

Send your name, email and phone number to Stephanie Sorrells, lopcommunications75093@gmail.com with the subject line LOP Newsletter.

Neighborhood concerns? Here's who to call...



Don't see your concern here?

Call the City of Plano at 972.941.7000 or report your concern by visiting plano.gov/fixit, using the Fix It Plano app, or texting 469.773.4948.

