

THE SV NEWS

Volume 1, Issue 5 | June 2017



photo credit:
Kelly Kennedy

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COMMUNICATIONS GONZALES WINS

By Adrienne Balkum

Congratulations to Cooper Gonzales for winning the best patriotic decorated vehicle at our first Memorial bike parade.

What a great turnout for our pool opening! We kicked it off at the Via Toscana round-about with a lead patrol car to set the pace. All children of all ages participated by peddling, scooting and driving their vehicles as Stuart Burris sired down the streets to alert the neighbors. Some neighbors lined the sidewalk to wave and cheer our participants on. Many drove in their cars or trucks with their American flags waving as they arrived to the Amenities Center. Upon arrival, the kids parked their bikes in the grass making a mad dash to the pool in excitement.

Special thanks to our grill master, Corey Smart who had the hamburgers and hot dogs ready. Many homeowners contributed to the potluck by bringing side dishes, fruit, chips and of course desserts.

MANY THANKS to so many volunteers that have assisted in making this event run successfully. Norman Willis, Ryan Bienert,



Kyle Kennedy, Stuart Burris, Eddie Garcia, Daniel Ordaz, Mark Russo, Tiffany Smart, Lakeisha Binns Willis, Victoria Green-Burris and Kelly Kennedy. Thank you for your time and working with me. Thank you to all the lovely neighbors for contributing to our potluck!

FIREWORKS, GAMES & ICECREAM
Our next BIG community event is 4th of July. There are opportunities to get started with a 5k at 8am. A volleyball tournament,

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WELCOME HOME David & Monika Simmons

Lived in Forney for 22 years. They have 2 dogs and cats. These Dallas Cowboy fans have already met some neighbors by the usual mail exchange and a neighbor assisted in installing a Ring Doorbell. She definitely loves to karaoke, she mentioned, "I won \$700 and a boom box in 2 different in contests." The husband is a garage door sales manager and she is a licensed realtor.

They chose to move to Sonoma Verde to get away from all the growth and to be back to a country setting since they are now empty nesters. Due to an untimely passing of one of their 3 children, they are still healing from the loss of their daughter on May 2 who has left behind a 1 year old grandbaby.



family-friendly games for all ages, two bounce houses, face painting and right at dusk get ready to watch our first Freedom Show. A licensed pyrotechnician is expected to light up the night sky over the pond with music. This portion of the event is being made possible by Sterling One Properties.

Please be aware that the City of McLendon-Chisholm allows fireworks. However, in Sonoma Verde there is a fireworks policy that you can read on Page 4. In short, violators will be fined if they are caught not adhering to the policy. The Developer knows many homeowners like to shoot off fireworks and this is their way of compromising. In addition to this, homeowners and residents should visit the Amenities Center for complimentary refreshments and to get tickets for the Icecream Truck that should arrive at 7pm. With your ticket you will be able to exchange it for your complimentary icecream. For additional icecream the price ranges from \$1.50 to \$3.00 (Cash Only).

CODE OF CONDUCT

Thank you to those who attended our Volunteer and Chairpersons meeting on June 8th at the City Hall. We know many couldn't attend, because of prior engagements, vacations and other reasons.

As the appointed HOA Volunteer Committee Organizer, I have received quite a number of complaints even with our current Volunteers. It was decided between myself and the other Chairpersons that we had to take action at our Chairpersons 2nd Quarter Meeting. For starters, we needed to start with ourselves as leaders in the community to adhere to some standards. As a growing community there are many things that are adopted, accepted and/or improved along the way.

The HOA Board has a vision for Sonoma Verde to have members that are involved and that we are building a strong sense of community.

The reality of why certain neighborhoods look like slums or their property values have been driven down is because there was a lack of people involved in their community. To accomplish one of our goals to keep up with our property values. Committees were created to begin community involvement from welcoming new homeowners, opening a line of communication, opportunities to get to know our neighbors with social events, to encourage landscaping curb appeal with yard of the month, encourage health and fit partnerships and to establish a presence of security to help keep the crime out.

Many came to live here, because there is a HOA. Not many have lived in the beginning stages of before homeowners are elected to be on a HOA Board. It will be a long while before we are ready. But to get ready, these Volunteer Committees are here to be familiar of how things operate, observe, report and manage things in a community. It would not be smart for any developer to turn over a huge undertaking until at least they see and have confidence that a community can manage on their own at a very early phase.

We are expected to have 1,095 rooftops. Let me put some perspective based on what I have observed in the area outside of Sonoma Verde. There are many neighborhoods that have HOAs. Many do not have a resort style pool. Many don't have green spaces. Unfortunately, some have burnt out volunteers.

In one neighborhood, where they have burnt out volunteers. One adhoc committee that was formed had a single objective to wait until all of the homeowners contributed their fair share of road improvement monies of \$10,000 each. When they reached that goal **many years later**, they were down to one volunteer to manage and oversee that blacktop repaving project. We are fortunate that we have a maintenance

CITIZEN'S SURVEY

Please suggest some questions that you would like to be considered on the survey to ask the Citizens of McLendon-Chisholm in the 2nd City Survey.

You can send to the City Secretary, the Mayor or any of the City Council Members.

The answers collected is valuable for City Leadership to know what the Citizens want.

Registered Voters and Property Owners will be sent the survey.

account to meet those needs in our future road repairs.

Quite a number of HOAs do not have nearly the activity that we do. These are opportunities for you to meet your neighbors which is again key to building a strong sense of community. These opportunities are for homeowners to gather in one place and to get to know a new friendly face or build lasting relationships. Most people feel good when they are part of a common group. Wouldn't it be nice to know you are coming home to a place that knows your name? Some HOAs don't have the budget for social events. And right now, we have a budget to do so. We have the opportunity to see what works best for us and are enjoyed for the entire community.

Sonoma Verde has very little violations reported. On average it is the typical lawn-care concerns. Or leaving a stack of mulch bags on a front porch for several weeks. Yes, it's true, I got a letter from property management. So instead of complaining about it, I sold my mulch bags to a neighbor. The property management was hired to review properties and determine if that property meets the expectations outlined in our CCR's. If not, they are supposed to follow the legal procedures of contacting a

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photo credit: Kyle Kennedy

homeowner in writing and give a standard timeframe for “any” homeowner to be able to comply.

But what if you, as a homeowner, feel that another homeowner has an eyesore for a yard, contractor supplies outfront for a long period of time or can see from the street a structure that you feel doesn’t meet our standards. You as a homeowner can report it to property management. No one will know it was you that sent in the inquiry. The property management will do their part in checking it out.

Volunteer committees are not asked to write up citations or are tasked to visit properties to review what is inside a home or behind the fence line. Property management is the only hiring entity that has the right to write and enforce the expectations of the HOA Board. Volunteers are never asked to fix, repair and/or plant anything in a common area. Property management is the only hiring entity that contacts maintenance crews to fix, repair, replace, plant and/or maintain common areas. We have to respect the role of property management’s procedure when it comes to these sorts of things for legal, safety, contractor warranty agreements, and insurance related reasons.

An average homeowner doesn’t think about these things. What one may be considered helping or good intentions doesn’t excuse the liability of property management/HOA. Even a contractor could come back and not follow through with their warranty agreement if things

were not as they had left it.

When homeowners take it upon themselves to go outside of their own property to repair items they put the entire community at risk. This is not something that we should ever give praise for or encourage to undermine the procedures set in place for a reason. Sometimes the procedures may take longer than we want or think they should go. Regardless, this is the way that it is done and how it is to be handled.

I am all for constructive criticism. I want to be better than I was yesterday. There are always better ways in communicating issues and working with others. As homeowners, each of us has two things in common:

- 1) You live in Sonoma Verde.
- 2) You invested in a home.

I would assume that you want what is best for your investment and you would want to do whatever it took to protect your investment. We need volunteers to be productive. And we need homeowners to adhere to the policies in place, respect the hired property management’s decision(s) and choose to get your information from credible sources that has your best interest at heart. When each of us are doing our part, we have a greater chance together in being a successful community. It is not an accident that you chose to live here.

The model code is not meant to address every potential ethical dilemma. But it is a start to remember we are to lead by example as Volunteers. Being able to volunteer is a privilege and an opportu-

VOLUNTEERS NEEDED

FIT EVENTS
SOCIAL COMMITTEE
WELCOME COMMITTEE

Taking an active role can help us solve problems. Isn’t it better to help than to complain or criticize?

As human beings, we never stop learning and there are many ways to express your creativity – even while serving your community. Serving allows you to get out and socialize and network with your neighbors. It can even be fun!

All owners care about the value of their property. So it’s important to stress that solid property values don’t just happen. We need individuals to step up and make decisions that are best for the whole community. To put egos aside and to think about the greater good.

To sign up please download a volunteer form under Association Documents on sonomaverdehoa.com.

nity to think about the bigger picture. Your actions effects how our community is perceived. Whether you keep up with your lawn, pick up trash in a common area, park your car in the appropriate spaces or paying your annual dues. We do not tolerate making personal attacks on colleagues, staff, residents, property management or developer. Nor do we tolerate harassment, threaten or attempt through any means to control or instill fear in any board member, owner, resident, employee, contractor or volunteers. Our hope is that homeowners will see our example of how we treat each other and in our community will respectfully do the same.

We need committees to be productive AND we hope fun. The not so fun stuff is handled by property management.

The majority of homeowners enjoy living here. So now let’s turn our focus on what’s happening by reading about it in this issue and be sure to check out our **NEW good deeds section on Page 9.**

**ALL PETS
MUST BE
ON A LEASH**



**PLEASE CLEAN UP
AFTER YOUR PET**

How To Contact Us?

Fill out an online form at:
sonomaverdehoa.com

danielle@legacysouthwestpm.com

selina@legacysouthwestpm.com

office ph: (214) 705-1615

REMINDER FROM THE HOA FIREWORKS POLICY

WHEREAS the Board of Directors ("Board") of Sonoma Verde Homeowners Association, Inc. (the "Association") is empowered to govern the affairs of the Association; and

WHEREAS, there is a need to adopt a specific policy on the possession, use and/or discharge of fireworks within the Sonoma Verde subdivision; and

WHEREAS, it is the intent that this policy shall remain in effect until otherwise rescinded, modified, or amended by the Board.

NOW, THEREFORE BE IT RESOLVED THAT the following policy on fireworks is hereby adopted by the Board:

1. It is specifically prohibited, without exception whatsoever, to use, discharge, fire or shoot fireworks of any kind within the Sonoma Verde subdivision.
2. This prohibition shall apply to all Lots and the Common Properties/Areas.
3. For purposes of this policy, the term "fireworks" shall mean and refer to any explosive pyrotechnic display or device consisting of a combination of explosives and combustibles, set off to generate colored lights, smoke, and/or noise and shall, for purposes of illustration only but not limitation, include sparklers, aerial fireworks, artillery shells, bottle rockets, brocades, firecrackers, fountains, roman candles, girandoles, repeaters, pinwheels, rockets of any kind, MD-80s, and cherry bombs.

The Association may hire off-duty officers or security to enforce compliance.

Owners need to be aware that in setting off fireworks, they are subjecting themselves to potential legal jeopardy. There are both criminal and civil statutes in place that apply, depending on the circumstances if property damage occurs.

HOW CAN YOU HELP KEEP SONOMA VERDE LOOKING GOOD?



**AT THE
AMENITIES CENTER**

An HOA is a non-profit entity with the purpose of protecting, maintaining, enhancing, or preserving the common property of the development. As we're all well aware, a home is a substantial investment.

Our Welcome Committee greets new residents and invites them to participate in community events, attend meetings, or serve on various committees. The old adage, "You get out what you put in," applies here; those who are active in their community tend to be highly vested and desire to maintain their investment. We hope you

will consider volunteering on a committee or an upcoming event.

We actively encourage attendance at the Annual Meeting and social functions. Take the time to get to know your neighbors! Invite those with special interests or passions (such as gardening or sports) to volunteer for committees, which improve the community by addressing ongoing issues or organizing one-time events. The more homeowners understand the community's business and build a sense of community, the more invested homeowners will be in the upkeep of their association.

Make good use of amenities and common areas as they are meant to be utilized. Be sure that HOA rules are adhered to, and that those areas are properly maintained for safety and appeal. Your property manager conducts regular inspections of your facilities and common areas. If you see something that needs to be checked, please send us an email so that we can review it.

Ongoing communication is essential in educating homeowners and potential buyers, and current information provided on websites is an easy way to create an atmosphere of ownership and pride within the community. We encourage homeowners to register on sonomaverdehoa.com to receive information about the latest events or eblasts.



SOCIAL COMMITTEE INDEPENDENCE DAY

By Kelly Kennedy

Happy Birthday America!
Thank you to those who have served
and currently serving our country.

Please note this event will take place on **Tuesday, July 4, 2017**. This event, games and refreshments are meant for Sonoma Verde homeowners and residents to enjoy.

We will list the event schedule of activities via eblast. **The Fireworks will begin at dusk**. Find your spot around the Pond across from the Model Homes on Pisa Court. Bring your lawn chairs and stretch out for a great show!

Refreshments will be located in the Amenities Center. The icecream truck will be parked in the Amenities Center area around 7pm to 9pm. The ticket booth will handout to homeowners tickets to get your complimentary treat(s). The icecream truck will be stocked and available for additional cash purchases. *(The prices range from \$1.50 to \$3.00.)*

**Is your family visiting? Don't sit at home.
Come out and join the neighborhood.**

Volleyball Tournament: 8 Teams of 4 to 6 players**
- 2 Referees/ Scorekeeper for Volleyball Tournament **NEEDED**.
** VBall Players do not need to fill out a volunteer form. Just sign up @ www.signupgenius.com/go/5080a4ca4a72fa75-sonoma
- Winners will be recognized and awarded.

Face Painter(s): Brenda Gonzalez

Ticket Booth: Adrienne Balkson

Lemonade Stand: Dan and Christina Crouch

2 Bounce Houses

Bubble Station: Leisure Area

Corn Hole Game: The Barnett's and the Cash's

Yard Games: Giant Jenga, Lawn Checkers, Lawn Twister, Flamingo Ring Toss, Hula Hoops will be located in Leisure Areas.

Kickball Game:

Families are welcome to come join in on the fun.

★ Derby For Kids To Race Their Vehicles:

Becky Barnett

Freedom Run at 8-9am: Eric & Kathleen Mowen

Hobby Plane / Drone Zone: Matthew Schmid

UPCOMING EVENTS

JULY

4

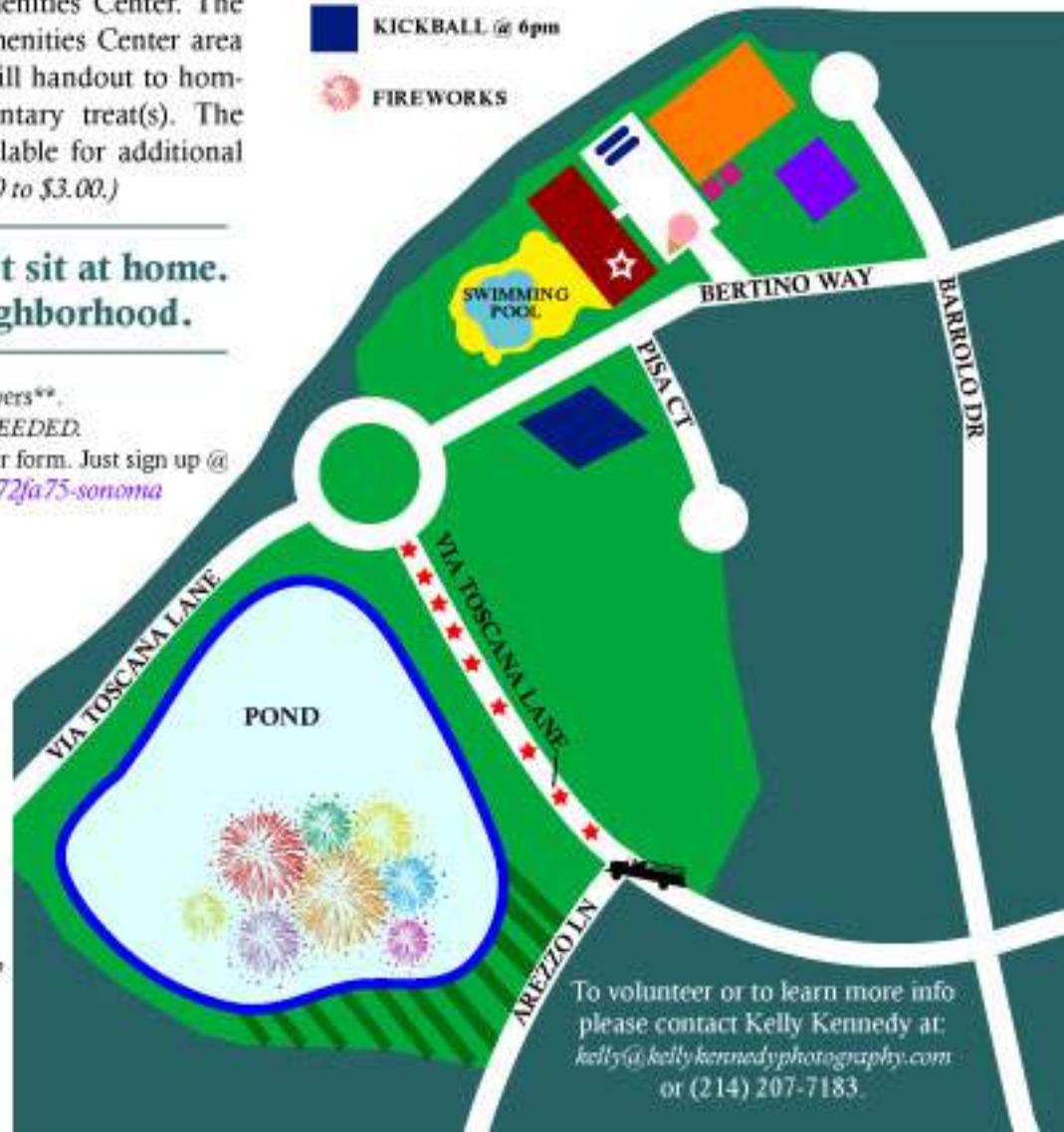
SV FREEDOM SHOW | DUSK

Enjoy a spectacular fireworks show with music and other family friendly activities.

LEGEND

Updated event schedule & stations will be posted if things change.

- HOBBY PLANE/DRONE ZONE
- AMENITIES CENTER
- BASKETBALL/TENNIS COURT
- BOUNCE HOUSE
- SAND VOLLEYBALL COURT
- AREA TO WATCH SHOW @ DUSK
- KICKBALL @ 6pm
- DERBY @ 7pm
- TICKET BOOTH @ 7pm
- ICECREAM TRUCK @ 7pm - 9pm
- FIRE TRUCK @ 6:45pm
- AREA BLOCKED OFF
- FIREWORKS



To volunteer or to learn more info please contact Kelly Kennedy at: kelly@kellykennedyphotography.com or (214) 207-7183.

LANDSCAPING

JUNE YARD OF THE MONTH

By Angela Hill

Sonoma Verde's June Yard of the Month has been awarded to 1312 Livorno.

Congratulations! There are many beautiful yards in the Sonoma Verde community, however, your yard has been chosen as the most beautiful for June 2017. The oblong stone rings with a mix of autumn sage, roses, and annuals provide pops of color against the dark mulch. A crape myrtle, perennials, and petunias add a variety of height, color, and texture to the main flowerbed. Lastly, your lawn is well-maintained and free of weeds completing the overall outstanding curb appeal of your home.

– The Sonoma Verde Landscaping Committee



photo credit: Angela Hill



Do You Have A Green Thumb?

Send us a photo of what you are growing and tell us about it. We would love to share and include it in our news. Please send me an email with your photo at: angelahill820@gmail.com.

FIGHT THE BITE!



MOSQUITO REPELLING PLANTS

Summer is here, and with it comes the battle to repel mosquitoes. Listed below are several plants that naturally repel mosquitoes. Incorporating some of these plants into your landscape can repel mosquitoes and provide for a more enjoyable outdoor experience.



Peppermint

Peppermint can serve as a natural insecticide to repel mosquitoes. When enjoying your yard or when mosquito problems get severe, crush a few of the leaves on the plant to release the scent and oils.



Rosemary

You can keep it indoors or out, just be sure it gets full sun. For repellent purposes, both the live plant and cuttings from it are effective for repelling those annoying disease-carrying insects.

Rosemary is great when you want to gather around a fire without battling mosquitoes. Just toss some in and the incense it gives off when it's burned not only adds a nice smell, but it's strong and unpleasant enough to keep them away.



Geranium

Gorgeous blooms that can make for an incredibly attractive decorative piece.



Pennyroyal

Another plant effective in repelling mosquitoes. Planting it outside your house can discourage them from taking up residence in your yard. Keeping the crushed stems in your pockets during times you're most likely to be exposed, you can be just about guaranteed you'll keep the mosquitoes away.

***Pennyroyal can quickly become invasive which means it's best to plant it in a container or control growth by using a tough border that it can't penetrate through and spread.*

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Marigolds

Marigolds contain Pyrethrum, a compound used in many insect repellents. Position potted marigolds near the entrances to your home, as well as common mosquito entry points like open windows to deter the insects from going past the barrier.



Basil

Basil emits its aroma without crushing the leaves, so you can grow it in pots and place them in your yard or garden to control mosquitoes. To keep the mosquitoes away from your skin, rub a handful of the leaves onto exposed areas.



Lavendar

The pleasant aroma of lavender is offensive to mosquitoes and is best harnessed by planting it in the garden, or in pots situated near doors, windows and entertainment areas.



Citronella

The plant carries the fragrance of citronella in its foliage, and when a leaf is crushed and rubbed onto the skin, the aroma is very pleasant, yet it helps to naturally repel those mosquitoes. This perennial clumping grass grows 5 to 6 feet and can be planted in the ground or kept in large pots. The plants tend to do best in full sun in areas with good drainage.



Lemon Balm

It offer lots in the way of healing properties. It's known for warding off mosquitoes while also attracting important pollinators like butterflies and bees. For a quick mosquito repellent, all you need to do is crush a handful of the leaves in your hand and rub them onto your exposed skin.

By growing lemon balm near your back door or in your garden, the leaves will be handy when you need them. Just keep in mind that while this plant is especially effective for keeping mosquitoes away, it's also considered an invasive species, you can avoid a takeover by planting it in a pot, rather than directly in your yard or garden. It's drought resistant, fast growing and reseeds itself, making it ideal for container gardening.



Catnip

Your feline friends will be especially appreciative of having catnip around, it's considered one of the best natural insect repellents. It contains a natural chemical known as nepetalactone, which is a useful insect repellent and a feline attractant. In fact, studies, including one reported at the 222nd national meeting of the American Chemical Society, have shown that catnip is about 10 times more effective at repelling mosquitoes than DEET.

Of course, if you're not a fan of cats, you may want to consider one of the other plant options. Otherwise, be sure to plant it in a spot where cats can rub and roll in it without hurting adjacent plants. Some cats like it so much that they lie on it, roll on it, and chew it to the point of destruction.

*Learn more about this subject of natural living ideas by visiting:
<http://www.naturallivingideas.com/11-plants-that-repel-mosquitoes/>*

“Your good deeds might seem invisible, but they leave a trail that is imprinted on the hearts of others.”

GOOD DEEDS Like A Good Neighbor...

By Anonymous Homeowners

This section is dedicated to those who shared a good report of a good deed by a neighbor. Let's fight the good fight in spreading the good news instead of the negative. Let's be a neighborhood that you want to live in and be proud of your community. To get started, you can send an anonymous online submission form on the sonomaverdehoa.com contact page, email it to any of the chairpersons or send it to directly to adriennebalkum@gmail.com.

Muddy Mess



“One of my neighbors, Ryan Bienert, often shovels the mud that cakes up in the cul-de-sac. Thank you Ryan for caring about your neighbors and doing this selfless act.”

THIS ROCKS!



“Teresa Cash and Tasha Sturdivant and their rock art is a huge hit in SV. It's like a treasure hunt! Once they are found the kids go and hide them somewhere else.”

“What a great idea!”
“My kids are excited about it!”
“She's awesome for doing this.”
“LOVE THIS!!!”

Mystery Buns



“Kelly Kennedy found cinnamon buns at her doorstep from the Cooper Family. It was also her birthday, but the only Coopers she knew didn't know where she lived.

As they were headed out to dinner, she noticed a wallet in the street in front of her house. The drivers license number was listed in Heath so on their way out to dinner they drove over to that address to return the wallet. It turned out that the Cooper Family who delivered the cinnamon buns, dropped their wallet and also realized that they delivered buns to the wrong home.”

Meal Train for
The Clemens Family

Meal Train Organizer



“Total praise for Mandi in organizing this and getting the word out for our neighbors who had a handsome arrival.”

“This is what I love about SV!”

“Best neighbors ever!”

Organizer
Mandi Bennett

“I moved into a great neighborhood! What a great idea, I wish someone offered this for me after I delivered.”

“Colt and Alyssa bought us dinner the first night in our new home. We paid it forward when the next neighbor moved in.”

Court Trash



“Father with his toddler son picked up empty bottles in the basketball court area. It was nice to see that.”