

July/August 2014



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Plantation Resort 2

PRESIDENT'S CORNER

By Rustin Wright

A lot has taken place in PR NO 2 since our last newsletter. The Annual Meeting was held on Thursday June 19th and two Board members were re-elected to serve another 3 years on the HOA Board. We want to thank everyone who attended the meeting and encourage those who could not attend to be sure to join us next year.

The pool and amenity center have already been very busy this season. Your Board of Directors made the decision to keep the pool open until midnight again this year for additional family time at the pool this summer. This has already proven to be a very popular decision!! We ask that everyone remember to check in with the guard on duty as you enter the amenity center and sign in as required. Please follow the rules for the amenity center that have been put in place for the enjoyment of everyone. This includes no smoking or glass containers inside the gated area at anytime. Children under the age of 13 must be accompanied by an adult of 18 or older at all times.

In closing, I want to encourage everyone to pay special attention to the condition of their property. It is up to us to maintain the property values throughout PR2. One of the ways we can do this is by taking care of our landscape, mowing weekly, keeping our yards neat, our shrubs trimmed and our beds weed free. Although we are currently under water restrictions we can not allow our turf and landscape to die off or become bare dirt. There are many alternatives and it is your responsibility as an owner to be sure that you maintain your property at all times. A solution to a bare lawn may be to add a landscape bed or a mulch bed under the trees where the grass will not fill in. But please remember bare dirt is not acceptable and does not help maintain property values.

I hope that you all have a wonderful summer. Be sure to check out the upcoming events in this edition of the newsletter and also on the community website at www.pr2frisco.com. Our social director Jenniffer Cantrell has lots of fun new activities planned for the community over the next few months. Don't miss out of the fun, come join us and enjoy all the amenities and events that PR2 has to offer.

REMINDER..... THE GATE CODE FOR THE AMENITY CENTER HAS CHANGED FOR THE 2014 POOL SEASON. PLEASE VISIT THE PR2 WEBSITE TO OBTAIN THE 2014 GATE CODE AT WWW.PR2FRISCO.COM

Board of Directors

Rustin Wright
President/Architectural
Control Committee

Dale Russell
Treasurer/Amenity Center
Common Area Landscape

Steve Cantrell
Director/Website
Communications

Gary Neely
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Resort 2 newsletter
on the web. Go to [www.
neighborhoodnews.com](http://www.neighborhoodnews.com)**

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newsletter, contact
Neighborhood News, Inc. at
1-866-558-3160 or email [sales@
neighborhoodnews.com](mailto:sales@neighborhoodnews.com)**

2014 PR2 Social Activities

Our annual end of school pool bash was a big hit again this year. The pool was packed with residents and plenty of fun pool games were going on. Snow cones were served as well as pizza and an over abundant amount of laughter!

Our upcoming social events are:

Back to School Bash

August 10th
5:30-8:30 pm

Movie Night

September date to be determined

Trunk or Treat

October date to be determined

I encourage each of you to register on our website at:
<http://www.pr2frisco.com/>.

This will ensure you receive our latest emails about upcoming events with accurate times and dates.

I always welcome volunteers and suggestions for new and different events. Please do not hesitate to contact me. I have tried to change things up a bit each year but there is always room for more change and improvement. Do not be shy....send me and email at jencan22@att.net and let me know what your visions are.



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ATTENTION ALL PR2 HOMEOWNERS AND RESIDENTS

The Plantation Resort (PR) Neighborhood Watch is working in conjunction with the Frisco PD and the Frisco Neighborhood Watch and is now forming.

Are you interested in finding out how you can become more involved in the safety and security of your neighborhood?

Ever wonder how to join crime watch? How to become a block captain? Interested in the crime statistics in your community?

For answers to all these questions and more please visit the Frisco Crime Watch Website at:
www.frisconeighborhoodwatch.com

If you are interested in learning more about the PR Neighborhood Watch or volunteering to be a block captain, contact our PR Neighborhood Watch District Coordinator, jeanettejarmstrong@gmail.com.

Please report all suspicious and/or criminal activity you see to the Frisco Police Department at 972-292-6010 or by dialing 911. Please report any previous unreported activity as well. This will assist with the proper allocation of Frisco PD presence in our neighborhood.

We would love to have every home owner involved and keeping an eye on each other. Check the www.pr2frisco.com website for additional details on the Plantation Resort (PR) Neighborhood Watch.



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Our annual end of school pool bash was a big hit again this year. The pool was packed with residents and plenty of fun pool games were going on. Snow cones were served as well as pizza and an over abundant amount of laughter!



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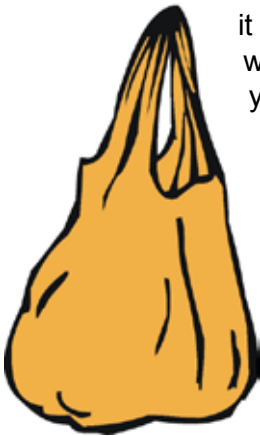
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Jeff Marchefski - Contractor O: 972-335-7235
Terri Marchefski - Designer C: 972-762-8555

We have lived in Plantation Resort for 10 years!
 20 years of experience in residential construction

Pet Reminders



In consideration of your neighbors, it is important that you carry a bag when walking your dog to remove your pet's waste. Properly dispose of the waste in your personal trash bin. There have lately been incidents of dog walkers allowing their animal to enter onto another residents property to take care of their business, and then have left the mess behind. Please do not do this. Not only is it rude, it can be considered trespassing! Be considerate to your neighbors.



Parking on the Streets...

Please be respectful to your neighbors and refrain from parking in front of their house so that their guests have a place to park.



WORD SEARCH FOR "HOA" DOCUMENTS

EUREKA !

(used as an exclamation of triumph at a discovery.)

- > WORD SEARCH ENGINE FOR OUR CCRs & BY LAWS. Great news.... This is now a working search function at our PR2 website. If you go to the PR2 website, log in and pull up the documents hit "control F" for find and up in the corner type in the word i.e. FENCE.
- > etc. that you want to search it will pull it up hit the "next" tab to see each word FENCE where it is found in our CCRs and/or By Laws. You will need to join in the PR2 Website to use this function. YOU can now become an expert on knowing YOUR HOA's CCRs and Bylaws.

Easy hunting for answers.

Gary Neely, PR2 HOA Director.

EVERYONE is looking



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PLANTATION RESORT NO2 HOA MISSION STATEMENT

To promote a sense of community, enhance the livability, safety, welfare, and interests of the owners. To preserve and enhance property values and the quality of life through the prudent use of resources for the benefit of all who live, visit, or work in our Community. To provide responsible management and use of community assets that benefits all owners. To provide amicable development of the community by the adherence of the covenants, conditions, restrictions and easements, and pursuant to such purposes conduct any business and engage in any activity compliant to non-profit corporations under the laws of the State of Texas and Frisco City Codes for the benefit of the property and the owners.

Core Board of Director Objectives:

- Encourage collaborative participation that includes an involved membership.
- Listen to the concerns of the community.
- Satisfy the community's support requirements relating to property values, legal, and safety issues.
- Recognize our interdependence and build community relationships.
- Use available best practices and look for improvement opportunities.
- Adhere to and help enforce existing covenants, to help implement revisions in areas where covenants are flawed, ineffective or non-existent that limits Association exposure.
- Seek continuous improvements in financial oversight, budgeting, and spending of our funds dedicated to the operations of the common areas owned by the HOA.
- To support general community interests such as issues with the City/County efforts designed to increase property values, and other long term goals.
- To reserve the right to challenge actions that are deemed not to be in the best interests of the majority or challengeable as interpreted that could result in litigation, and to work for change where change is needed.

Member Objectives:

Good Neighbors - We are neighbors first, Association members second. **There is no better substitute than to resolve issues as**

neighbors. Not all issues will have Association implication.

Volunteerism – We highly value volunteers who go beyond the normal commitment(s) of being a resident.

Property Maintenance - Each property owner will maintain their respective property in a manner that complements the Association and doesn't detract from the value of our properties or common areas.

Common Good - We will evaluate all issues on their merit to the Association, and the Mission Statement and not with regard to any particular interest group.

Continually Improving - We will endeavor to evolve as an Association to the ever-changing times in the policies and decisions we make, always referring to the original Declarations, Covenants, Articles, and By-laws for the spirit in design of our Community.



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2011	950	450
2012	850	450
2013	750	450

Don't pay 6% to Sell Your House

469-645-1011

Sell your home this year and take advantage of the current market conditions. Before your neighbor does!

Plantation Homes are already 10, 15, 20 Years Old.

Matthew Anderson

Owner and Broker, Dream Realty

469-645-1011

Plantation resident 10yrs, Frisco since '97

Plantation Resort No2 Delinquency Report

Delinquency Summary Report
PR No. 2 Owners Assoc., Inc.
As of: Wed Jul 02, 2014

Account Id	Name/Address	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
	Balance:	2,516.90	1,887.46	1,381.01	911.51	35,736.91	42,433.79
	Percentage of Total Balance:	5.93%	4.45%	3.25%	2.15%	84.22%	100.00%
	Total Accounts:	3	2	2	0	44	51

The delinquency report included in this issue of the newsletter shows an improvement from the last issue. May 1st 2014 the number of owners that had a past due balance was 80. As of July 1st there are now 51 owners that have a past due balance. This is a decrease of 29 owners that have brought their account current. The delinquency total in May was \$48,900.00 and is now \$42,433.00.

If you are past due on your assessment please contact the management office and make arrangements to bring your account current or request to be placed on a payment plan. We want to work with you to bring your account current.

Lori Nelson, CMCA, AMS Association Manager

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Coupon expires at the end of the 2014 summer season.

20 000 0061

Trash Alley Etiquette:



Bring in your trash bins within 24 hours of trash pick up day or ask a neighbor to if you are going to be gone. This is a burglary deterrent also.

If your trash or yard debris outside the bins was not picked up, assume there is something not allowed and call the number on your water bill.

**Know what's below.
Call before you dig.**



Always call 811 before you begin an excavation project, even small ones, so that all utilities can be identified and marked. Dig with care. Damages are avoided when safe digging procedures are followed. So call 811 before you dig!



MAINTENANCE OF YOUR LAWNS.

Yards...need to be maintained... which means mowing, edging, treating and removing weeds and pruning their trees. Also, homeowners are responsible for the area from the edge of their yard to the street so weeds need to be removed between the curb and the street.

go green

**LET'S DO OUR PART IN
HELPING THE ENVIRONMENT!**

We are proud to announce we are now offering YOU to "opt-in" to having your Neighborhood Newsletter delivered electronically!

How?

- 1 Visit www.NeighborhoodNews.com
- 2 Click on: "Let's do our part" and follow the instructions.

What will change?

Well... nothing! You will begin receiving your neighborhood newsletter by email on the very next publication! We'll be sure to remove your address from the mailing list, while you enjoy your digital copy.

We are so pleased to be offering this new service!

Questions? Feel free to contact Albert Prieto at (210) 558-3160 with any website related questions.

**Summer is HOT and so
is the Market!**



Darlene Horan

ABR, SFR, REALTOR®

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3. Register as a first time user and create your own user ID and password.

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