

Stewart Peninsula Southshore News

Website: www.spshea.com email: spshea@yahoo.com

President Dave Terre's Message

Dear Fellow Homeowners,

In this July newsletter, I will focus on 2 subjects that should be of interest to you.

1) My first subject is the Look of our Neighborhood. - Over the weekend I drove the neighborhood and was truly impressed with how good it looks. Special thanks to all the homeowners who are keeping their yards in such great shape. You will also notice how nice our entrances look as well as other common areas. Real Estate agents tell me they love to show homes in our community and the high rate of resales in first half of '08 speaks for itself.

To maintain the High Quality of our Neighborhood, we need to continue to hold each other accountable to comply with our bylaws. Having just completed inspections of all 113 properties, we will be sending out notices to some of you who are not in compliance. We want to work with you if you will just communicate with us. If you don't understand the non-compliance notice or have a valid reason for needing more time to fix the problem just contact us via our web site. By all of us working together, we can maintain a high quality neighborhood where each of us is proud to be a resident.

2) My second subject is the introduction of a new advertising program designed for homeowners only. - I've always thought it would be nice to purchase products or services from my fellow homeowners if I just knew who they were. To make it possible, we are introducing a new advertising opportunity in this newsletter. The cost is very reasonable and ads will be restricted to Homeowners only with all proceeds going into our general budget. This is intended as another positive step towards creating good will within our neighborhood.

In closing, I extend best wishes to all of you for a GREAT SUMMER.

Sincerely,
Dave Terre

SPSHOA Upcoming Social Events

❖ **August 16** (Saturday 6pm - ???) - Charlie's Pier 121 - Adult Social (pay your own way)

❖ **September 20** (Saturday 6-10 p.m.) - Party Barge "Sunset Cruise" on Lake Lewisville - Adults Only. Cost is \$15 a person.

Send your check and release form (attached) to:

SPSHOA
P.O. Box 560638
The Colony, TX 75056

Limited seating (first 40 to sign up will go)

BYOB and a snack or appetizer to share

Be at the Stewart Creek Park ramp by the boat dock at 5:45, as we will depart at 6:00 P.M. Stewart Creek Park requires an entry fee, and you will not be able to park at the boat ramp. Walking is a good choice!

WHAT TO WEAR/WHAT TO BRING

Beach "casual" attire and/or swimsuit

A light jacket in case it is cooler after the sun sets

A towel if you plan to take a dip, or use it to sit on

Sun screen and bug spray or lotion

A hand fan if it's really hot!

They have a CD player, so bring your favorite CDs!

BYOB (your favorite beverage and bottled water)

Appetizer that you can share (please bring in a disposable container if possible, and include a utensil for serving if necessary)

SAFETY SPECIFICS

Larry Westbrook will be our safety captain on the trip. After loading and before we depart from the boat ramp, everyone must stay downstairs for the boat driver to give safety instructions. Be careful when loading; it can be tricky if there is choppy water. There are life jackets on board; however, they are the orange emergency vests, and if you plan to swim, you may want to bring one of your own. If you do swim, please be careful, and make sure others are aware. When on the top deck, be careful not to fall off! We will have a spot light just in case

❖ **October 7 - National Night Out** - Food and water will be served. Bring other drinks of your choice.

❖ **SPSHOA Supper Club** meets monthly on the 2nd Saturday at 7:00 pm. Contact: Beth Rogers @ (972)625-5189 or rogers.beth@sbcglobal.net

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Website: www.spshoa.com email: spshoa@yahoo.com

SPSHOA Architectural Control

A reminder that Stewart Peninsula South Shore Homeowners Association bylaws require written approval from your homeowner board before home improvements can be made. Some home improvement examples are: swimming pool, arbor, retaining wall, painting and tree additions, etc. A complete list of all home improvements covered can be found in your homeowner's guide or on www.spshoa.com in the documents section within the Bylaws link. Please note that if you are replacing your roof, paint or fence "color scheme" and the new color is the same or similar to the existing color, ACC approval is NOT needed. You can find reference to this in the Declaration of Covenants and Restrictions for SPSHOA under 8.21 Paint.

SPSHOA Bylaws

All homeowners should have received a copy of the SPSHOA Bylaws from your title company. If you did not, you can go to the SPSHOA website and print a copy. Remember, being a member of a HOA means that anything outside your home very likely has a regulation of which you should be aware. This includes items mentioned above in the Architectural section and also outside activities such as garage sales, what/when you can park certain vehicles on your property, and garbage can storage.

SPSHOA Newcomers

Welcome to the neighborhood:

- Atsushi and Shawna Kala - Sandhill Circle
- James Harlan - Avocet Way
- Anthony Finley - Heron Cove
- Dale & Deanne Cheatham - Stewart Circle

(If I left anyone off, please let me know: mike@hughey.com - thanks, Jane)

SPSHOA Recent Social Events

- ❖ **March 28** - Amore's Adult Social
- ❖ **April 12 & April 19 Weekends** - Neighborhood Garage Sale
- ❖ **May 16** - Angelina's Adult Social
- ❖ **March 22** - Easter Egg Hunt - see the website for more pictures



All upcoming events and past events with pictures can be found on the website at www.spshoa.com

2008 Board Members:

President:

David Terre
d.terre@sbcglobal.net

Common Grounds and Compliance:

Mary Ann Hardy
jahcolony@juno.com

Secretary – Recordkeeping & Invoicing:

Ed Howland
EHowland@hotmail.com

Communications, Block-Captains, Signs:

Jane Hughey
mike@hughey.com

Treasurer – Accounting & Budget:

Beth Rogers
rogers.beth@sbcglobal.net

Vice Treasurer – Accounting & Budget:

Dan Owzcar
dowzcar@yahoo.com

Architectural Control Committee (ACC), :

Scott Rogers
swrogers@sbcglobal.net

Social Events:

Zara Westbrook
zaradov@sbcglobal.net

Website Management:

Renee Terre

Block Captains:

Marilynn Lean – Avocet Way & Osprey Ct
Lynda Bayliss – Heron Cove (E/W)
Maggie Castillo – Heron Cove (N/S)
Jim & Betsy Haynes – Sandhill Circle (W)
Mike Hughey – Sandhill Circle (E)
Cyndi Power – Stewart Circle/Blvd.
Kathy Loew – Teal Cove

Yard of the Month

Recent Recipients of Yard of the Month:

Lee - 5904 Heron Cove Ln
Walker - 5916 Heron Cove
Jonhson - 5908 Osprey
Hewerdine - 5984 Sandhill Circle

Miscellaneous

Vandalism of the Common Grounds has been occurring. If you see anyone in a vehicle that is not Lawn & Landcare or The City of The Colony working on the common grounds, please write down the license tag and call the police. We have been having a problem with someone tampering with the watering controls.

We have misplaced one of the Yard of the Month signs. If you have one and your time-frame has expired, can you email us spshoa@yahoo.com. We'd like to pass it on to a beautiful yard!

SPSHOA Ads

SUPREME LENDING Mortgage Banker

We are your neighbors and are here to help your family and friends with their mortgage needs in Texas as well as 30 other states:

- ✓ Purchase
- ✓ Refinance
- ✓ Cash Out



David, Trent, Lynda & Troy

(972)625-LOAN (5626)

David & Lynda Bayliss @ 4001 Heron Cove Lane

Ad Space available!

Ad Space available!

Ad Space available!

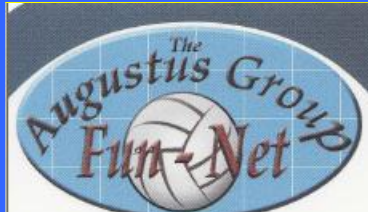


Mark Rygh

4033 Heron Cove Lane
The Colony, TX 75056
krygh@aol.com

(214) 293-3793
Fax (972) 370-0690

Ad Space available!



Beth Rogers
Owner
Phone: 972-625-1212
Fax: 972-625-6271

The Augustus Group
5912 Stewart Circle
The Colony TX 75056

theaugustusgroup@theaugustusgroup.com
www.theaugustusgroup.com

SPSHOA Ads



**My favorite neighbors are my friends.
My favorite customers are my neighbors.**

Being a good neighbor is more than loaning the occasional cup of sugar. As your neighbor, I'm always here to help you with whatever you need, especially if it's a new or pre-owned vehicle from Reliable Chevrolet. In fact, I've created a special "good neighbor" discount just for you. Come see me today!

Just ask for Jeff Power.



www.ReliableChevrolet.com
AN AMERICAN CALL TODAY! 1-866-287-1517
REVOLUTION OPEN UNTIL 9PM • 75 AND ARAPAHO

Advertise Your Company!
 Do you have a service which would be useful to your neighbors in Stewarts Peninsula South Shore?

Cost & Size: \$50 for 1/4 (4"x3.5") or \$30 for 1/8 (2"x3.5") for one year (3 or 4 newsletters per year).

To advertise, go to the SPSHOA website and download the advertising form. Then send check and ad to SPSHOA
 P.O. Box 560638
 The Colony, TX 75056

Ad Space available!



RE/MAX
 Premier Group IV

Scott Rogers
 REALTOR®

3184 Preston Road, Suite 250
 Frisco, Texas 75034

Office: (469) 234-2000, Cell: (214) 683-0007

Residence: (972) 625-5189, Fax: (469) 234-2020

swrogers@sbcglobal.net

Each Office Independently Owned and Operated



Ad Space available!