



The HOME FRONT

FEBRUARY 2018

Official Publication of the Cardiff Ranch HOA

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February 2018

COMMUNITY CALENDAR

2nd Groundhog Day
 4th Super Bowl Sunday
 13th Mardi Gras
 14th Valentine's Day
 17th Round Table Meeting 9:30am - Clubhouse
 19th Presidents' Day (no school for Katy ISD)

Birthstone: Amethyst

For individuals with February birthdays, the amethyst makes a perfect birthstone. This month is often cold, dark and short for many people around the world, so the amethyst—which is often associated with qualities of peace, courage and stability—is the right gem for individuals who need a little extra warmth and strength this time of year.

A beautiful purple quartz, the amethyst is an easily recognizable gem, but you may not know everything about it just yet! Take a look below to learn more about the amethyst.

Cardiff Ranch 2018 Board and Round Table Meetings

January 18, 2018 @ 7pm	February 24, 2018 @ 9:30am
March 22, 2018 @ 7pm	April 28, 2018 @ 9:30am
May 17, 2018 @ 7pm	June 23, 2018 @ 9:30am
July 19, 2018 @ 7pm	August 25, 2018 @ 9:30am
September 20, 2018 @ 7pm	October 27, 2018 @ 9:30am
November 29, 2018 @ 7pm	December 15, 2018 @ 9:30am

**Round Table Meeting start at 9:30am*

**All meetings will take place in the Cardiff Ranch Clubhouse located at 26818 Wooded Canyon Dr. with the exception of the annual meeting.*

PROTECTING PROPERTY VALUES IS WHAT OUR ASSOCIATION IS ALL ABOUT!

One of the biggest advantages of living in a common-interest development is the ability of the Association to preserve, protect and enhance property values.

But, just how does the Board of Directors guide the Association to perform those duties?

Often, we think of the Association as a collection of rules and regulations limiting personal freedoms and individuality. But, it is those same rules and regulations that protect, preserve and enhance the investment each of us have in our home.

If you dust off your copy of the CC&R's (Covenants, Conditions & Restrictions) and re- read them, you will see that the Board of Directors have a pretty precise blueprint on how to protect your investment.

First and foremost, our Association is not just made up of the Board, Committees and a few interested owners. It was established as a corporation in which ALL owners are members. What that means is that, as an owner, you have committed yourself to become business partners with every other owner in the community. But, in order to achieve the primary goal of the Association (to preserve, protect and enhance property values) certain covenants, conditions and restrictions had to be established in order to achieve that goal. In those CC&R's, the Board is given the authority to establish rules & regulations that complement the Association's purpose. When we follow the CC&R's, we are doing part of our duty as members of the Association.

Architectural controls and guidelines and procedures for gaining architectural approval were established in order to promote aesthetic conformity and eliminate architectural changes that threaten the investment other members have in the Association. By following the

(Continued on Page 2)

IMPORTANT NUMBERS

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Emergency	911
Fort Bend County Sheriff	281-342-6116
Poison Control	800-222-1222
First Service Residential (24/7)	877-378-2388
Customer Service and Billing	800-932-9449

UTILITIES

Best Trash.....	281-313-2378
En-Touch (Customer Service)	281-225-1000
Fort Bend MUD # 58 (Water)	713-405-1750

SCHOOLS

Katy ISD	281-396-6000
Davidson Elementary	281-234-2500
Wood Creek Junior High	281-234-0800
Obra D. Tompkins High School	281-234-1000

PROPERTY MANAGEMENT

Property Manager

Marci Birthisel	713-984-7205
.....	marci.birthisel@fsresidential.com

Service Specialist - Katy Division

Ty Howery	713-984-7282
.....	tyrona.howery@fsresidential.com

On-Site Community Manager

Bobbie Jo Ray	281-394-7314
.....	crclubhouse@entouch.net

NEWSLETTER PUBLISHER

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(Continued from Cover)

architectural guidelines and obtaining approval from the Association before any exterior architectural changes are made, we are doing part of our duty as members of the Association.

Our Board of Directors is given the charge of overseeing the operations of the Association and to see to it that the CC&R's are followed by the Association's members. The Board is made up of owners, other members just like you. They volunteer their time and energy to serve the Association because they care about the investment they have in it. Committees are formed to assist the Board with their charge. These committees are made up of volunteer owners, just like you. When you volunteer to serve on the Board of Directors, or you volunteer to serve on a committee, you are doing part of your duty as a member of the Association.

Annual assessments are necessary to protect and maintain our community assets and to help provide professional management to assist our community. When owners fail to pay their assessment on time, the Association is unable to meet all of its financial obligations. The result: The degree of property value protection the Association provides is reduced. In other words, even one owner who does not pay their assessment on time can adversely affect how Association business is conducted. When you pay your assessment on time, you are doing part of your duty as a member of the Association.

Finally, the Board of Directors meet on a regular basis in order to make decisions, keep up-to-date on Association business and to hear from other owners in order to make proactive business decisions. As owners, keeping abreast of association matters and contributing during Open Forum is only good business. When you choose to attend the Board meetings, you are doing part of your duty as a member of the Association.

BOARD OF DIRECTORS

Rachel Gwin	Land Tejas
Jeff Sheehan.....	Land Tejas
Jennifer Rivera	Resident
Gwen Farley	Resident
Rob Kerzee.....	Resident

RESIDENT ADVISORY MEMBERS

Abeer Abdelaal	Victoria Gonzales
Inge Elmendorp	Temi Ayoola
Kathryn Blair	Tom Elmore

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CARDIFF RANCH

TIPS FOR IMPROVING SECURITY MEASURES AT HOME

Outside:

- Are shrubs and bushes at drive-ways, doors or gates maintained?
- Are ground plants under windows maintained at a height that is below the window sill?
- Are trees trimmed so that the lower branches are more than six feet off the ground?
- Is the front and rear door well lit?
- Are exterior lights controlled by photocell or by a timer switch?
- Is lightning sufficient to illuminate all sides of the dwelling?
- Is the residence number easily visible on both the house and the curb?
- Are there any hiding places near the doors, windows, garage or parking area?

Garage:

- Is the garage door locked at all times?
- Does the garage door close tightly?
- Does the overhead door have a track pad lock?
- Do you keep the overhead door closed and locked when not in use?
- Do you remove keys from your vehicle(s) when garage is locked?
- Are you careful not to leave garage door openers in vehicles

parked outside?

- Is the door leading from the garage into the home either solid wood or metal core?

Doors:

- Are all exterior doors solid core?
- Is the door jamb tightly fastened?
- If the hinge pins are on the outside, are they non-removable?
- Do exterior doors have wide angle door viewers?
- Are locks that can be opened from inside at least 40 inches from glass?
- Are strike plates securely fastened to the door jamb with at least 3" screws?

Locks:

- Are deadbolt locks with at least a 1" throw installed on all exterior doors?
- Have locks been re-keyed since you moved in?
- Burglary Alarm System:
 - Property is equipped with a monitored electronic burglar alarm?
 - All exterior openings are contacted?
 - The system includes an interior and exterior siren?
 - Install glass break sensor.

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WHEN SHOULD I CALL THE POLICE?

We want to remind all residents how important it is to call the police for emergencies. The following is a guide for when to call 911 to report emergencies:

You should only call 911 in an emergency. It is appropriate to call in circumstances where:

- You hear or witness a shooting
- An intruder is in your home
- You or your neighbor's house is on fire
- You witness or are involved in a car accident
- There is a crime in progress
- Someone becomes dangerously ill
- Someone is choking
- Someone is unconscious
- Someone is poisoned
- Someone is drowning
- You see a sparking electrical hazard
- Any threat of immediate danger

It is important that you call 911 in urgent emergency situations only. If you call 911 unnecessarily, or for a non-emergency, you might be tying up the operator's time while he or she could be providing assistance to someone who is in a life-threatening situation.



- Landscaping Committee
- Adult/Children Event Planning Committee
- Flags
- Finance Committee
- T-PAK Committee ages 14-18 Years
- Yard of the Month Committee
- Social Committee
- Sponsor Committee

And More!!

Sign up at the Clubhouse!

KEEP CARDIFF RANCH BEAUTIFUL

- Collect all trash cans after trash pickup. Per the governing documents, trash cans are to be stored out of sight on non-trash days and must be put away after trash collection.
- Basketball goals- Basketball goals must be placed in an upright position and be in good condition. Basketball goals are not permitted in the streets or cul-de-sacs.
- Parking- Please have all guests park with the flow of traffic. No parking on the street overnight or within 30' of a stop sign.
- Mow, edge, and weed flowerbeds- General maintenance per Cardiff Ranch Deed Restrictions.
- Repair or replace landscape borders. Scalloped borders are not approved by the POA. Brick or stone borders around trees and flowerbeds need to be repaired if they have broken, cracked, or fallen.
- Tree stakes. Tree stakes are to be removed when trees mature enough to grow upright and no longer need stake support.
- Dead landscaping. Dead plants and shrubs need to be removed and replaced with live plants.
- Prune knock out roses on February 14th. to help them flourish. Cut them back on Feb 14th even if the weather prohibits. You will have more roses and a fuller healthier plant.
- Fertilize yard. In late February to early March, apply a 15-5-10 fertilizer for an early green-up. Weed and feed can burn the roots of young trees and shrubs so use with care.
- Apply fresh mulch if needed. Mulching will protect the roots of trees and plants and help to keep the weeds down. Red mulch is not approved by our POA.

Special Thank You for Making Cardiff Beautiful

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Vendors

Advisory Members

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T-PAK

Chase Bank FM1463 - Sponsoring Lakes

Sponsors

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CARDIFF RANCH

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Fun Valentine Facts

- In Victorian times it was considered bad luck to sign Valentine's Day cards.
- About 1 billion Valentine's Day cards are exchanged each year. This makes it the second most popular day of the year for sending cards.
- XOXO- Many believe the X symbol became synonymous with a kiss in medieval times. People who couldn't write their name signed in front of a witness with an X. The X was then kissed to show their sincerity.
- In the Middle Ages, young men and women drew names from a bowl to see who their valentine would be. They would wear the name pinned on their sleeve for 1 week for everyone to see. This was the origin of the expression, "to wear your heart on your sleeve".
- Richard Cadbury produced the first box of chocolates for this holiday in 1868.
- Roses are Red- The red rose is considered the flower of love because the color red stands for strong romantic feelings.

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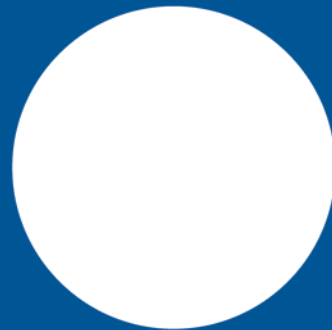
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