

The Windmill Whisperer

January
2009

Please note that the content of this newsletter does not necessarily reflect the opinion of EQK Windmill Farms LLC, SBB Management or the community of Windmill Farms.



EXTRA!!
EXTRA!!
READ ALL ABOUT IT @
www.windmillfarmshoa.com

The HOA website is full of helpful information of all types. The front page is updated regularly to give you the most up to date information on things such as new trash pick-up, how to pay your HOA Assessments and Committee Meetings times and dates.

You can also find the Windmill Farms Governing Documents and "Important Phone Numbers" such as your utility providers and non-emergency numbers. Soon we will have helpful links to other important websites such as Forney ISD and Kaufman County Sheriff's Department right there on the front page.

Please visit the website and "SIGN UP FOR THE EMAIL UPDATES!" SBB has had to recreate the email database when the new developer stepped in and with almost 1600 homes we only have about 600 emails.

There is also a *Community Bulletin Board*, on the Bulletin Board you can add your business info, furniture for sale or even a lost or found pet. Once you have submitted something to the Bulletin Board or Calendar it will require an approval from the Board or I before it is live on the site. Each item on the Bulletin Board will stay live for 6 months. If you would like to extend your ad you will need to resubmit it.

Community Wide Garage Sale April 17-19

NOTE: Directional signs may be put out the night before the sale begins and **MUST** be picked up by Sunday evening to avoid assessing a fine.

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Lights! Camera! Action!

Blackburn Elementary will host a
Blockbuster Book Fair
February 2nd through 6th

Come join Blackburn on Tuesday, February 3rd for
Family Movie and Shopping Night!

Visit Blackburn's Book Fair page for dates, times, volunteer contact information and a preview of the books offered by Scholastic this year.

<http://bookfairs.scholastic.com/homepage/blackburn>

Job Seeker Solutions

Submitted by: Andy Laugisch

It's not easy to find the right job on your own, but your perfect job is within reach. Through our network of services, North Central Texas WorkForce helps you find the right job!

Using our knowledge and experience, we can put you in front of the right employers offering the right job for you. We can give you hot job leads, help you prepare your resume, and I improve your interviewing skills. We offer the following solutions:

WorkInTexas.com: WorkInTexas is a comprehensive, easy-to-use, free online job-matching system. By completing an online application, job seekers can be matched with Texas employers of all sizes and types. In addition to job matching, WorkInTexas.com also includes resume building tools, career tools, and e-mail notification of job availability.

Also Available at Your Local WorkForce Center

Resource Rooms featuring computers with Internet access, a wide selection of job search software and materials, printers, fax machines, and a variety of local newspapers, are all available to assist you in your independent job search. Visit your local WorkForce Center to find out more.

Job Search Assistance: Employment Counselors are available in the Resource Room and are ready to assist you with career counseling, resume preparation, and interviewing skills. Visit your local WorkForce Center to meet with an Employment Counselor. Job fairs and workshops covering topics of interest to job seekers are also provided. Check your local WorkForce Center calendar to find out about upcoming events in your area. The North Central Texas Workforce Board also provides funding for persons training under the Workforce Investment Act for certain targeted occupations.

North Central Texas WorkForce can provide you with these as well as a variety of additional services at no cost to you. Visit your local WorkForce Center today and let us be one of your personal search engines!

http://www.nctcog.org/wd/job_seekers/training.asp

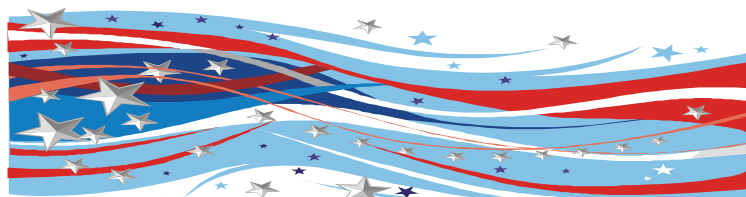
1st Choice Insurance



The price of gas may be going up, but your auto insurance does not have to. Do not waste another minute! Call me today for a fair quote on your auto insurance and get the rate that you deserve!

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SAFECO-PROGRESSIVE-
TRAVELERS



DOG OWNERS

Dog owners are required to walk their dogs on leashes no matter how well behaved. In addition, dog owners must pick up after their pets regardless if it is in their front or back yard, common area or vacant lot.

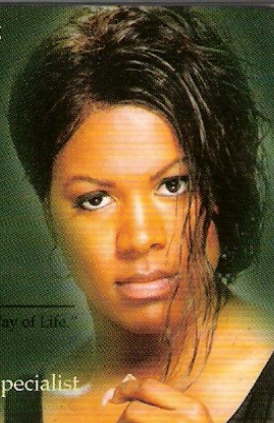
Thank you for your cooperation!

Clay & Co. Salon inside Caribbean Tanning
502 East Highway 80
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web. www.hairbyjimmie.com
email. jimi0912@yahoo.com

Hair by Jimmie

Where hair is not a trend, but a Way of Life.

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*"I didn't have time to put up a lot of lights,
so this year I only put up one giant one."*

REMINDER

We would like to thank you for decorating for the winter holiday. You contributed in making our community very festive.

However, the holiday decorating season has passed and it is time to take down the lights and decorations. We look forward to seeing your decorations out again next year.

Thank you!



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ARCHITECTURAL REMINDER

Please, remember before you make any exterior modifications such as adding rock/brick work to your shrub beds, installing a patio cover or shed, please be sure to submit a Modification Request Form and receive prior written approval. Failure to obtain approval can result in having to re-instate the property back to its original condition or having to make additional costly changes. A Modification Request Form can be found on the HOA website www.windmillfarmshoa.com. If you have any questions, please contact Ashlea Bame or Lori Swope.

Written approval is not required for planting seasonal flowers or replacing dead trees/shrubs.

The Developers Report

By: Jeff McKenney

We are looking to start construction of Mason Boulevard in the first quarter of 2009. This Boulevard will connect Windmill Farms Blvd. to FM 548 in front of the new High School.



We also have Windmill Farms Blvd. lighting on order. Installation of these lights will begin once lights are received.

YMCA

of Metropolitan Dallas

Kaufman Co.

We are currently accepting applications for an Afterschool Counselor. This position is part time.

Position: Counselor

Pay Range: \$6.50-7.50/hr.

Age: Must be 18 or older

You must enjoy working with kids!

Contact: Rebecca Crandall

972-524-9622

rebeccac.kaufman@ymcadallas.org

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www.kaufmancountymca.org

rebeccac.kaufman@ymcadallas.org



NEWSLETTER COMMITTEE

Would you like to see your name in print? If you have a recipe, article or idea to share, please contact Ashlea Bame at a.bame@sbbmanagement.com. The newsletter is a quarterly publication. We look forward to hearing from you!



IN CASE YOU FORGOT

Assessments were due by January 31, 2009.

If you forgot please call Ashlea or Elise ASAP at 469-762-8000



The Board of Directors has approved the following payment alternative options, which you may choose:

1. You **MAY** pay the entire amount no later than January 31, 2009; OR
2. You **MUST** pay at least half (\$236.50) to be **RECEIVED BY THE ASSOCIATION NO LATER THAN JANUARY 31, 2009 AND, IF SO, THEN**
3. You **MUST** pay the other half (\$236.50) to be **RECEIVED BY THE ASSOCIATION NO LATER THAN MAY 1, 2009**
4. In the event the association has not RECEIVED at least half (\$236.50) by January 31, 2009 then the full amount of \$473.00 becomes due. No partial payments will be accepted after that date. You will also incur the usual late fees, interest and collection fees due to non-receipt of a timely payment for the entire amount due.

NOTE: If you choose to pay half by January 31, 2009, **NO SECONDARY STATEMENT WILL BE MAILED OUT.**

Talking Trash



The trash service in Windmill Farms has changed. IESI is our new provider and with this change we have added a much requested recycling program. This new service was initiated by the elected members of the Kaufman County Fresh Water Supply District (FWSD) 1-B and FWSD 1-C. There are some changes with the new service.

The first change is the addition of a recycling program. Many residents have requested and supported this environmentally friendly program for years at the annual HOA meetings. The program will begin once the recycle bins have been delivered by IESI. Recycle pick up days will be every Wednesday for all residents. IESI will deliver a list of what materials are accepted for recycling with your bin. A list is also included in this newsletter. If you find that your bin will not hold a weeks worth of recyclable material you accumulate during a week additional bins can be requested from Severn Trent at 469-762-3099.

With your regular trash pick up IESI will also pick up one (1) bulk item per week. Bulk items include up to two (2) cubic yards of brush, tree trimmings, and old appliances. If you want to verify if something is acceptable for trash pick up, please contact Severn Trent at 469-762-3099. Since this bulk pick up is now covered under the new contract, please refrain from using contractors' dumpsters for excess trash. If you previously had more than one trash bin you may want to try using the recycle program before ordering additional cans which may be ordered at an additional charge.

Trash pick up days are as follows:

Windmill Ridge (Phase 1)	Monday – Trash
Heather Hollow	Tuesday – Trash
Honeysuckle Meadows	Tuesday – Trash
Amber Fields	Wednesday – Trash

Recycling for all of Windmill Farms is on Wednesday

The final change is that now your trash service fees will be included in you water service fees and due monthly instead of quarterly. You will not be required to pay three months worth of trash service at one time as was the case with the previous provider. If you have any questions please contact Severn Trent Services at 469-762-3099.

TRASH CAN STORAGE

During recent inspections we noticed that homeowners are either setting out their trash containers too early or are leaving them out too long after the trash has been collected. Per the Windmill Farms Association's Rules and Regulations, Page1, number 2: "...The containers shall be placed on the curb for collection no earlier than the night before the scheduled collection day, and the contents thereof disposed of regularly as required by the Association or local authority. After collection, the containers shall be promptly returned to the Owner's garage or other location that is screened from view by the public."

In order to help maintain the appearance of your community and to comply with your Association documents, please store your trash containers either in your garage, backyard, or on the side of your house. Remember, it is not acceptable to store your trash containers on your front porch, in the driveway, or anywhere within public view.

Homeowners that do not comply will receive letters of non-compliance and could ultimately be fined. If you have any questions regarding this matter, feel free to contact Ashlea Bame or Lori Swope. Thank You!!



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Johnson Cauble
Owner



Arbor Day is a nationally-celebrated observance that celebrates the role of trees in our lives and promotes tree planting and care.

**WINDMILL FARMS
ARBOR DAY FAIR
SATURDAY, APRIL 25TH
SPY GLASS PARK**

Lots of fun activities!

Visit the HOA website for more information
www.windmillfarmshoa.com

I NEED YOUR HELP!
Submitted by Norman Bowman

To the Residents of Windmill Farms, hello. I come to you via this newsletter to plead to your sense of community and help resolve the issue of scattered trash throughout the open fields and playgrounds within our community gates. If the dumpsters being utilized by the current homebuilder are full, please do not leave your refuse to the side for animals to tear into and thus debris to blow into the fields and front/backyards of your neighbors. Please make sure that all trash receptacles at playgrounds are being used and if they are full, contact Ashlea Bame, Community Manager immediately at 972.960.2800, ext. 332. If it is full, take your trash with you as you return home. Make sure that all trash left for pickup is secured in its receptacle. Bags tied tight, boxes folded or tapped shut. It is mainly up to us, as a community working together, to keep our neighborhoods clean. Curb your dog and curb yourself! Thanks.



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972.564.0044



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Fax: 469.689.0935
469.689.0936

Our goal is to provide the people we serve with convenient, fast, courteous and competent healthcare services in a beautiful, comfortable environment. Our clinics are staffed with board certified/eligible doctors who are capable of treating a wide range of **Urgent Care, Minor Emergencies, Family Medicine, Occupational Medicine** needs without having to make an appointment.

Visit us at CareUnited.com

Bear-A-Thon Route * Saturday, April 4

1 Mile Walk Route: Start Time 9:15am-Starting line is in the Brown Middle School parking lot. The walkers will leave the parking lot and head north (left) on Windmill Farms Blvd. Walkers will stay in the left lane heading north. Walkers will go down Windmill Farms Blvd. and u-turn .6 miles down the road, even with North Forney High School. Walkers will head back towards the school and walk in the right lane, heading south on Windmill Farms Blvd. They will re-enter the parking lot and finish where they started at the front of Brown Middle School.

5K Run Route: Start Time 10:00am-Starting line is in the Brown Middle School parking lot. The runners will leave the parking lot and head north (left) on Windmill Farms Blvd. Runners will stay in the left lane heading north. Runners will go down Windmill Farms Blvd. and u-turn .6 miles down the road (even with North Forney High School.) Runners will head back towards the school and run in the right lane, heading south on Windmill Farms Blvd. Runners will then take a right on Cobblestone and a right on Songbird. The runners will continue down Songbird (it turns into Aster) and turn right on Dewberry. The runners will then take a left on Sumac, a left on Iron Gate, and a left on Reeder. The runners will take a right on Windmill Farms and finish in the school parking lot where the race began.

Children's 100m dash—Start Time 9:00 am

Lanes will be blocked off from 8:00am-10:00am

- **Windmill Farms Blvd. Heading North-** If at all possible, we would like to section off the left lane heading north on Windmill Farms Blvd. Our plans is to section the lane off from the Brown Middle School's entrance to the u-turn in front of North Forney High School.
- **Windmill Farms Blvd. Heading South-** If at all possible, we would like to section off the right lane heading south on Windmill Farms Blvd. from the u-turn (even with North Forney High School) to the Brown Middle School entrance.
- **Reeder Road Heading East-** If at all possible, we would like to block off Reeder Road from Iron Gate to Windmill Farms Blvd.

Other Events

Live Music from 10:00am-12:00pm
Food
Local Business Tent set-ups
Drawings



Unused or Wrecked Vehicles



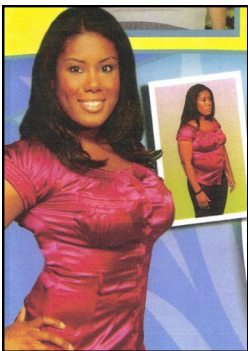
According to the Rules and Regulations of Windmill Farms, Section: 3B:

"...Stored vehicles and vehicles which are either **obviously inoperable** or **do not have current operating licenses** are prohibited on the Property except within enclosed garages so that they are not visible from the street. For purposes of this paragraph, a vehicle is 'stored' if it is put up on blocks or covered or has not been moved and remains on blocks or covered or not moved for ten (10) consecutive days without the prior approval of the Board."



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POOL MONITORS

If you are interested in becoming a pool monitor, please contact:

Daryl Coleman — Pool Committee
darylcoleman@dkco.com

OR

Lori Swope — 469-762-8000
l.swope@sbbmanagement.com





Yards of the Season



Windmill Ridge

This quarters winners were based on holiday decorations. It was very difficult to choose just 4 winners!



Amber Fields

Congrats Weatherford family!

Congrats to the Bruns Family!



Honeysuckle Meadows



Heather Hollow

Congrats Moody Family!

Congrats to the Winkler Family!

If you are interested in "Adopt a Common Area" please contact the landscape committee (Pg.5)



Special thanks to the volunteers for your help deciding the winners of this quarters contest!!!



Landscape Committee Report

January 15, 2009

By: Jamie Coleman—Community Co-Chair

Activity of the Committee has been slow over the last few months.

* Yard of the Season: For “winter” we selected a resident in each neighborhood based on holiday decorations. The winners and pictures of the yards will be included in the upcoming newsletter. The high winds continue to be a big problem with damaging the yard signs. Due to damage and schedule of volunteers we were not able to repair the signs to display December yard winners.

* The Committee is still interested in planning an Arbor Day Celebration community event for April 2009. It would also be timely to include a booth providing information on recycling and composting at the event. The main issue with pulling this together is getting enough volunteers and sponsorship/funding support from the local businesses.

The Value of Trees to a Community

Submitted by: Jamie Coleman

“Healthy, mature trees add an average of 10% to a property owner’s value.”

USDA Forest Service

“Trees properly placed around buildings can reduce air conditioning needs by 30% and can save 20-50 percent in energy used for heating.”

USDA Forest Service

“One acre of forest absorbs six tons of carbon dioxide and puts out four tones of oxygen. This is enough to meet annual needs of 18 people.”

U.S. Department of Agriculture

“The planting of trees means improved water quality, resulting in less runoff and erosion. This allows more recharging of the ground water supply.”

USDA Forest Service

“In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension.”

*Dr. Roger S. Ulrich,
Texas A & M University*

YARD & LANDSCAPE TIPS

Texas AgriLife Extension -Kaufman County Master Gardeners

January

- This is an excellent time to transplant established trees and shrubs.
- The dormant season of winter is also the time to do any needed pruning of shade trees to correct major problems. Cleaning out dead wood, removing lower limbs, and crowded branches (to allow more light to reach the ground), and removing hazardous branches which threaten property.
- Feed trees and shrubs to provide all the nutrients needed for a growing season. A combination of quick release and slow release nitrogen is best.

February

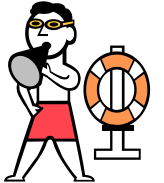
- Plant groundcovers and cool season annuals such as calendula, hollyhocks and nasturtiums.
- Before buds begin to swell for spring, finish pruning summer flowering trees and shrubs. Do not prune spring flowering plants such as spirea (bridal wreath), azalea, forsythia, or quince until after they bloom. Follow these steps: (1) prune out any dead and damaged branches first; (2) thin by removing about one-third of the canes or stems at ground level, removing the oldest canes only; (3) shape the rest of the plant but do not cut everything back to the same height. Maintain natural forms.
- Early to mid-February apply a pre-emergent herbicide for lawns that had a summer weed problem last year to kill germinating seed. Mild weather may trigger weed germination. A second application may be needed in late May or early June. The best defense against lawn weeds is a healthy, thick turf resulting from good management. Don't rely on chemicals alone!

March

- Plant cool season annual flowers, e.g., alyssum, pinks, snapdragons, and petunias. Finish digging and dividing summer and fall flowering perennials early in month before new growth begins. Wait until soil temperature reaches 70 degrees F to plant caladium bulbs which may rot in cooler soil temperatures.
- Control winter weeds by starting your regular mowing regime. Get your mower blade sharpened. If you decide to scalp your lawn, wait until all danger of freezing is over. If you scalp, turn that huge amount of clippings into a fine soil amendment by composting it. Apply broad-leafed weed killer to eliminate henbit, chickweed, dandelions, clover and other non-grassy weeds. If you missed applying a pre-emergent weed preventive in February and you had a summer weed problem in your lawn last year (e.g., grass burs), then make an application now. You may have missed a portion of the weeds, which germinate in early spring (like crabgrass), but will still control the many other types that can germinate anytime during the warm part of the year.
- Prune to shape as needed spring flowering shrubs immediately after they finish blooming and before new leaf growth begins. Finish pruning shade trees before buds start to swell. Prune crepe myrtles, but only to remove twiggy internal stubble or unwanted branches such as those that cross and rub. Please no topping or trimming entire plant! You'll be rewarded with a better shaped and heavy flowering tree or shrub.
- Apply high nitrogen fertilizer to be used this month: 3-1-2 or 4-1-2 to grasses (rye and fescue), spring-flowering shrubs and vines immediately after they finish blooming.

The next Kaufman County Master Gardener meeting is February 2nd at 9 am at the AgriLife Extension Office located at 2471 N. State Hwy 34 in Kaufman

The meetings are open to the public and will include an educational offering.



Calling All Volunteers!

Committee:

Contact:

Crime Watch

Josh Warren, wfcrimewatch@20pm.net

Landscape

Jamie Coleman, colemjf@yahoo.com

Pool

Daryl Coleman, darylcoleman@dkco.com

Newsletter

NEED VOLUNTEERS!!

Social

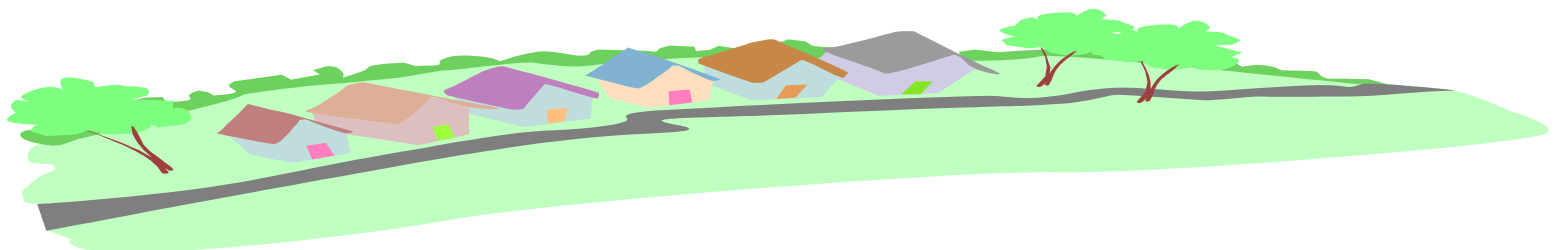
NEED VOLUNTEERS!!

Welcome

Aneisa Vanderlaan, vanderlaan3@feccommunion.com

WF Homeowner Committee

Jon Foster, jon@forneyfosters.com





SBB PROVIDES A UNIQUE SERVICE FOR YOUR ASSOCIATION

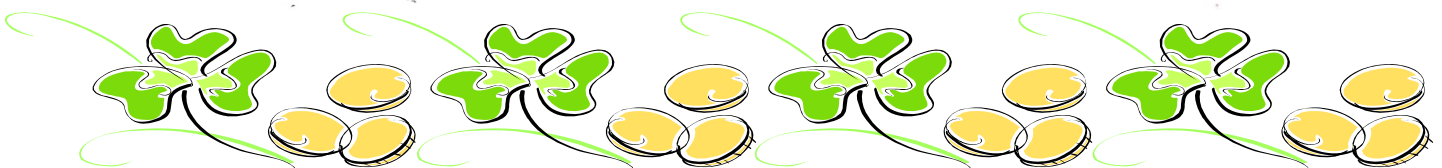
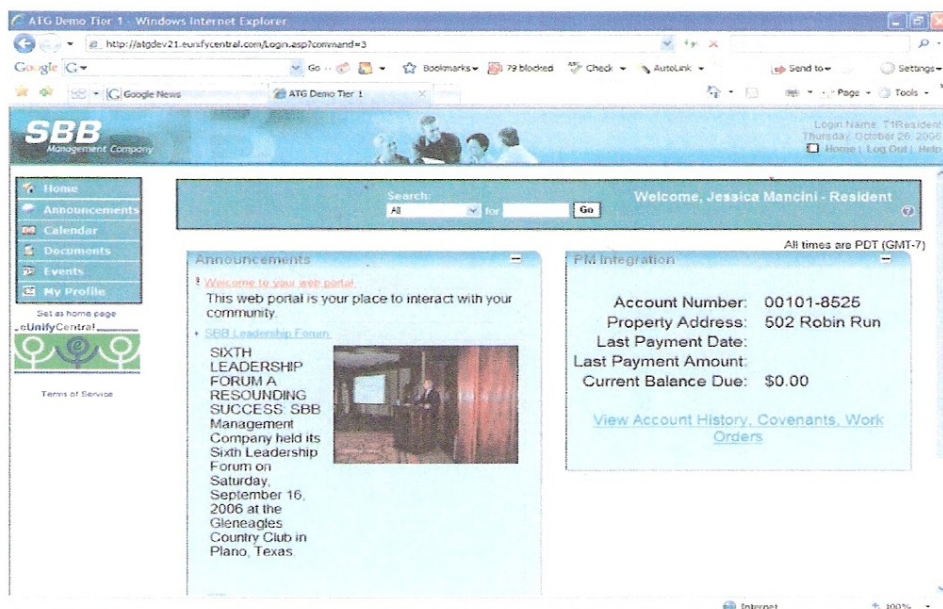
SBB Management Company (SBB) partnered with Advanced Technology Group (ATG) and eUnify to provide an extra service for the owners in community associations we manage. Many owners are accustomed to checking their bank balances, utility and credit card statements on line—now you can check your homeowner's association account on-line as well!

The information is accessed through a web portal via SBB's website. Owners can view their individual account, as well as an association calendar, notices of events, announcements and pdf files of association documents (CC & R's, Bylaws, Architectural Review forms, financial statements, etc.).

Owners access their account information via SBB's website at www.sbbmanagement.com. Please click on the "Residents" tab and then "Owner Sign In". First time users will have to enter their last name as it appears on the association account statement you receive from SBB, their account number and a valid email address. Owners will receive an initial Resident Log In and Password which can be changed on subsequent visits to the site.

When owners log in they are taken to a screen like the one below. Owners can enter and update their personal information at any time—email addresses, telephone numbers and so on. SBB will also have access to the information to update the association's database.

Please contact Sherri Schmoekel, PCAM, Chief Operating Officer, if you have any questions. Sherri can be reached by telephone at 972-960-2800, ext. 312 or via email at s.schmoekel@sbbmanagement.com.



Important Dates



Jan. 1 – New Years

Jan. 15 – WF Homeowners
Comm. Meeting

Jan. – Crime Watch Meeting

Jan. 19 – Martin Luther King,
Jr. Day

Feb. 1 – Super Bowl

Feb. 14 – Valentine's Day

Feb. – WF Homeowners
Comm. Meeting

Feb. – Crime Watch
Meeting

Feb. 16 – Presidents' Day

Mar. 8 – Daylight Savings
Time

Mar. 17 – St. Patrick's Day

Mar. – WF Homeowners
Comm. Meeting

Mar. – Crime Watch Meeting




 Jim - Route 27102
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