



Glendover Park

Homeowners Association

Volume 3, Issue 3

www.glendoverparkhoa.org

June 1, 2008

Coming Events:

June

June 5th

Allen ISD Last Day of School

June 14th

Flag Day

June 14th

GPHOA Adult Pool Party
Ages 21 and over
7pm—GPHOA Pool

June 15th

Father's Day

June 20th

Summer Solstice

July

July 4th

Independence Day

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President's Update

by Greg Parks School Has Ended & Summer Has Arrived

This is a great time of the year to be out and about in the neighborhood! It is a time to connect with old friends around the pool and an opportunity to meet new neighbors as well. One perfect opportunity is the Adult Pool Party on Saturday, June 14th beginning at 7:00pm. Cards have been mailed with more details!

Summer has brought several changes in the neighborhood: two new pool area sun-shades have been installed; the new pool house roof is complete; and work is on-going to repair the neighborhood fence. Some of the on-going projects are due to the storm on April 7th.

Our swimming pool has been open for a month. During this past month we have experienced a good increase in usage by residents, but unfortunately, a few instances of vandalism as well. The Pool Gate Pass that you received last year continues to work for this and subsequent years. The Pool Gate Pass is also the method used to verify that the holder is a **Resident in Good Standing (HOA Fees current)** and allowed pool access. For this reason, residents are asked not to open the pool gate for persons that do not have a key, even if you know they are a Glendover Park resident. Individuals that do not have a Pool Gate Pass or unaccompanied children under age 14 will be asked to leave. Please safeguard your card to ensure that it will be available when you want to use it this season and in the future.

The GPHOA 2008 – 2009 Directories were delivered on Saturday, May 31st. Four neighborhood teens, whose names were randomly drawn from the submissions, delivered the directories. Not only were they able to earn some extra summer cash, but also saved the Homeowners Association over \$400.00. The savings will be applied to planned neighborhood activities, such as National Night Out and other family-oriented activities.

The vacant lot at the corner of Twin Creeks and Exchange will no longer be vacant! On April 29th I sent an email to let everyone know of the likelihood that a new business will be occupying that corner. About 8-10 of our residents e-mailed, or called me back, primarily those most directly impacted by the development under consideration – those who live on or near Wallace. These neighbors provided input to the developer for an office complex that would fit in the neighborhood and be approved by the City Planning and Zoning Commission and City Council. The developer was very sensitive to the comments and re-worked the original plan in an effort to satisfy all concerns. I know the Development will serve to enhance neighborhood.

How I wish we could motivate everyone to get that involved in all the goings-on in Glendover Park! We have many things happening in our neighborhood – mostly good – some not so good – that most homeowners may never hear about – even though everyone is impacted in

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President's Update

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one way or another. Yet when the monthly Homeowners Board Meeting was held on Monday, May 12th not one homeowner was present! Please make time to attend these meetings from time to time. Get involved in your neighborhood, meet your neighbors, volunteer your time when possible. Only in this way can our neighborhood be all you want it to be. Our next Homeowners meeting will be in September. The date and time is noted on the Community Calendar on the website and signs will be posted in the neighborhood. These meetings are a great way for your voice to be heard and your concerns addressed. Please consider attending these meetings and become an active part of our community!

Upcoming Social Events

The Social Committee looks forward to providing our community with fabulous get-togethers.

Mark you calendars for the following dates:

June 14th

Adult Pool Party (21 and over) Swimming not required.

Aug. 16th

Teenagers Rule (ages 13 to 19)

Oct. 7th

National Night Out (Texas only date)

If you are wanting to get more involved with our community and aren't sure how, helping plan the social events is a fun way to start!

Please contact Dawn Wilcox at

safetywatch@glendoverparkhoa.org

Our Community is Managed by:

Neighborhood Management Inc. (NMI)

PO Box 1567

Allen, TX 75013

Phone: 972-359-1548

Community Association Managers:

Katie Waters (CMCA)

Email: Katie@nmitx.com

Beverly Coghlan (CMCA)

Email: beverly@nmitx.com

Report Suspicious Activity and Crime

Law enforcement cannot overcome crime without the support of citizens individually and as a community. Alerting the Police to suspicious activity can prevent you or someone else from becoming a crime victim. It's an individual responsibility!

The City of Allen has a Juvenile Curfew from 11pm Sun – Thurs evening until 6am the following day and 12:01am until 6am Sat and Sun. Please report any juveniles that are at the Pool Area or in other areas of the neighborhood during Curfew times.

If you see a crime being committed, report it immediately and accurately. If you are a victim of a crime, report it as soon as possible. Even a five minute delay in reporting can significantly reduce the chance of catching the criminal. Don't hesitate to call if you think something may be wrong. Don't worry about being embarrassed if your suspicions turn out to be unfounded. Think what could happen if you don't act.

HOA Board Members

Greg Parks - President

president@glendoverparkhoa.org

Board Liaison for Communications Committee

Gina Kilgore - Executive Vice President

execvp@glendoverparkhoa.org

Board Liaison for Architectural Modifications Committee (AMC)

Nancy Hunt - Vice President

vp@glendoverparkhoa.org

Board Liaison for Beautification Committee

Michael Wooton - Treasurer

treasurer@glendoverparkhoa.org

Board Liaison for Pool Committee

Dawn Wilcox - Secretary

secretary@glendoverparkhoa.org

Board Liaison for Social Committee/
Safety Watch

Troubled by Pests?

Courtesy of:

Kimberly Schofield
Program Specialist-Urban IPM
k-schofield@tamu.edu



Watch Out For the Chiggers

As summer approaches, so do the chiggers. There are two species of chiggers that affect humans and other animals. One species lives in fields, grass and weed areas, while the other species likes moist habitats such as in swamps, rotten logs and stumps.

Chiggers develop in four life stages: egg, larva, nymph and adult. The chigger eggs hatch into six-legged larvae. The larvae climb up onto vegetation, so they can crawl onto a passing host. This is the only stage that feeds on humans and animals. Chigger larvae prefer to bite people in places where clothing fits tightly over the skin such as around the waistline, under socks, or where the skin is thin or creased such as around the ankles or the back of knees.

Chigger larvae insert their mouthparts into a skin pore or hair follicle, and then inject a digestive fluid to dissolve skin cells. This results in itchy, reddish welts on the skin. It is the dissolved skin cells, not blood that chiggers ingest as food. The tiny larval chigger mites are not a real medical health concern, but they can make outdoor events unpleasant.



Photo of a chigger, *Trombicula* spp.
Photo by: Department of Entomology
and Plant Pathology, Auburn University.

After feeding, the larvae drop off of the host to molt into eight-legged nymphs which then molt into adults. Chigger nymphs and adults feed on eggs of springtails, isopods, and mosquitoes. Adult chigger mites are about 1/20 inches in length, bright red in color and have hairy bodies. The adult chiggers will overwinter in protected places and then become active in the spring. Under favorable conditions, most chigger species complete their development from egg to adult in 40 to 70 days.

Suggestions for Prevention:

Clear away brush and weeds, mow grass close to the ground and remove conditions that may attract small animals that can serve as chigger hosts. This will reduce the amount of chiggers found in your area, since chiggers usually do not survive in areas that are well

maintained.

Wear tightly woven socks, long pants, long sleeved shirts, and high shoes when entering a potentially chigger infested area. Also tuck pant legs inside boots and button cuffs and collars tightly to prevent chiggers from climbing inside your clothes.

Avoid sitting on the ground when camping, picnicking, or working outdoors.

Apply repellents such as DEET or permethrin to both the skin and clothing. Powdered sulfur is another repellent that can be dusted around the opening of your pants, socks, and boots or rubbed on skin.

Suggestions for Chemical Control:

Chiggers sometimes become a problem in home lawns, so chemical control may be desirable. Insecticide sprays may provide some temporary reduction of chiggers and are more effective when applied in areas where chiggers and their animal hosts are living and/or roaming. Insecticides such as those containing the active ingredients permethrin or cyfluthrin are some suggestions for chemical control. Sprays should be applied to grass, shrubs and the soil. Be sure to follow label directions for any insecticides used.

Suggestions for relief after exposure:

Wash field clothes in hot, soapy water to kill chigger larvae. Take a hot bath or shower and soap repeatedly after chigger exposure. If you bathe quickly after exposure, then you can wash crawling chiggers off your body before they bite.

Apply creams or ointments such as hydrocortisone or calamine lotion to relieve itching temporarily.

Are Azalea Bark Scales Attacking Your Crape Myrtles?

The azalea bark scale, *Eriococcus azaleae* Comstock, is not a new pest since it was discovered on outdoor azalea plantings throughout the South in 1881. However, it was found in Dallas attacking crape myrtles four years ago. This seems to be a new host plant for the azalea bark scale and the population seems to be expanding year after year into new areas.

These scales appear white in color, since the adults are covered with waxy secretions. They can be found anywhere on the plant, but tend to be found mainly in the branch crotches and pruning wounds.

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Troubled by Pests?

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The females can lay around 50-250 reddish eggs and they will protect them under their bodies. Once the eggs hatch, the nymphs (crawlers) are light yellow in color and will crawl to a new location to begin feeding. This scale usually has two generations per year and overwinters in the egg or nymphal stage.

One of the first signs of infestation is the presence of sooty mold that will appear on the trunk and branches of crape myrtles. Also honeydew will be noticed on the limbs and leaves.

Unfortunately these scales are hard to control and control recommendations for Texas are still being



Photo of azalea bark scale, *Eriococcus azaleae* Comstock, on crape myrtle. Photo by: Michael Merchant, Professor and Extension Entomologist, Texas A&M University.

developed. One suggestion is to mix dishwashing soap with water and wash the trunk and branches with a brush. This will remove many of the female scales and eggs. It will also remove some of the sooty mold. Systemic insecticides such as those containing the active ingredients imidacloprid or acephate can also be used to control these scales. In addition, insecticidal sprays containing such chemicals as malathion or bifenthrin will also provide control when the scale is in

the crawler stage. Please visit <http://citybugs.tamu.edu> for more information.

Glendover Park HOA Wants Your E-Mail Address!

Are you getting the Glendover Park HOA eNews updates via E-mail? If not, visit our homepage and sign-up for e-News or send your name, address, and e-mail address to president@glendoverparkhoa.org and we'll add you to our list. Don't be the last to learn about incidents such as thefts & robberies in the community or upcoming events/meetings!

EMAIL ADDRESSES

ARE KEPT CONFIDENTIAL!

WANTED
YOUR E-MAIL ADDRESS
REWARD

Community Clubs

Do you have a Book Club, Bunko Club, Mah Jongg Club that needs new members? Are you interested in starting a Community Club?

Would you like to advertise your club in the Glendover Park Newsletter? Please forward your club information and contact details to secretary@glendoverparkhoa.org.

Adult Pool Party

Are you 21 or older? Looking for a social event with your neighbors? Please come to the neighborhood pool for some catered barbeque, entertainment supplied by a D.J., and a relaxed evening without the kids.

Date: 06/14/08

Time: 7p.m.

1400 Glendover Dr., your neighborhood pool. Swimming is not required. We'll supply the food, you supply your own beverage. Go green, and leave the car at home, nice and clean.

Safety Watch

By Dawn Wilcox

At our last HOA meeting it was discussed and later decided on, that our community will have an off duty police officer in uniform driving their personal car, on select evenings and times decided by the board. This decision was made to deter or stop criminal mischief on our streets. If at any time you would like to help with a night watch please contact Dawn Wilcox at safetywatch@glendoverparkhoa.org
Keep Safe,
Dawn Wilcox

Neighborhood Directories Delivered

On Saturday, May 31st, 4 neighborhood Teens delivered the Glendover Park Neighborhood Directories for 2008-2009. These teens started delivering at 9am and by 11am had delivered over 560+ directories to our community. This effort saved us over \$400 in handling and mailing charges. Thanks to (left to right) Gabriela, Jocelyn, Sean, and Patrick.



Semi-Annual HOA Assessments

The statements for the Semi-Annual Assessments have been delivered. Just a reminder that payments are due on or before July 31, 2008. Payments received after this date are subject to a late fee. If you have questions on your account or have not received your statement please contact NMI at 972-359-1548. Many residents are taking advantage of on-line bill payment systems. Please see the tips on page 8 of this newsletter to help ensure your payment is properly credited.

May's GPHOA Guideline Infractions

Street	Lawn/ Landscape	Home Maint	Trash Can	Prohib Vehicle
Ballantrae	1			
Canterbury	1			
Glendover	5	1		
Greenwich				
Kenshire	3	1		
Kingsley Ct.				1
Kingsley Dr.	2	1	1	
Landsford				
Lochness		1		1
Macrae	1	1		
Marwood	2	1		
McClure				
McKenzie Ct.				
McKenzie Dr.				
Scottsman	1	1		
Shetland				
Sunderland	1			
Tartan	1			
Tudor	3			
Wallace				
Woodmoor	4			

The Glendover Park Newsletter is published monthly as a service to the residents of Glendover Park. Viewed online at www.glendoverparkhoa.org. Do you have an idea or suggestion for the newsletter? Do you have a photo or article you would like to submit? Email the editor at president@glendoverparkhoa.org. Articles for the newsletter are finalized on the 15th of the preceding month. Submit your ideas before the deadline and you may see it in next month's newsletter.

Meet our New Neighbors

Name	Address	Move-In Date
James E. Klahr & Andrea R. Rubin	1305 Marwood Ct.	4/23/2008
Ameet Bodhankar	1415 Kingsley Dr.	4/25/2008
Tedric & Amy Williams	1429 McKenzie Court	4/30/2008
Balaji K. Ratakonda	1426 Kingsley Dr.	5/2/2008
Dana Reynolds	1426 McClure Dr.	5/5/2008
Randy B. Solomon	1427 Tudor Dr.	5/15/2008
Torsten Groos	1413 Tudor Dr.	5/15/2008

Glendover Park Yard of the Month

Congratulations Yard of the Month

Congratulations to 1422 Macrae, May's Yard of the Month. Yard of The Month winners receive two \$50 gift cards, 1 sponsored by Calloway's Nursery and the other gift card sponsored by the Glendover Park Homeowners Association.



Yard of the Month is chosen by "you" the community. We begin every month asking for your nominations. The rules are simple: The yard must be well maintained and neatly groomed. Yards may be planted with seasonal color or perhaps landscaped for curb appeal. The committee and the board get the list of nominations and the voting begins. Submit your June YOM nominations by June 12th to vp@glendoverparkhoa.org.

Calloway's Timely Tip June Gardeners

Tips for a June Butterfly Garden

Attracting butterflies to your garden is easy. Select foliage plants as food for the larvae or caterpillar, and flowering plants to provide nectar for adults. Butterflies are attracted by fragrance, flower-shape and color. As they travel from flower to flower they collect and transfer pollen.

Choose a location with plenty of sun and protection from strong winds. A planting along a wall, building or hedge is ideal. Because butterflies are cold-blooded, they need to warm themselves on cool mornings before they can fly. Add a supply of dark rocks or mass of dark pebbles to collect the morning sun for the butterflies to rest and warm up. Sink a container full of sand or gravel into the ground and keep it moist. This will serve as a resting spot for some to drink and obtain minerals

Start your butterfly bed by improving the soil. Till Calloway's 100% Organic Compost into your garden soil. After planting, mulch your flowerbeds with 3 to 4 inches of Calloway's premium mulches. You will eliminate weeding, reduce watering, keep the soil from cracking, and protect roots of plants by maintaining cooler soil temperatures.

Butterflies are mostly active in mid and late summer, so you should make sure that you have lots of nectar-rich plants and flowers blooming by then. If you plant large sections of flowers that are the same color, it will make it easier for them to find your garden. You should plant flowers that will bloom at different times of the year and ones that bloom even at different times of the day and night, this way, you will always have something in bloom and they will always be attracting butterflies. Attached is a list of plants which do well in Butterfly gardens.

With a little planning, you can create a garden that will attract butterflies. There is a world of exotic butterflies out there flying freely so offer a haven to these fabulous creatures and happy watching!

Glendover Park Homeowners Association

Visit us at
www.calloways.com



CALLOWAY'S
NURSERY

Offer good for merchandise only. No cash value. One certificate per person, please. Not good with any other offer.

Offer valid at ANY Dallas/Fort Worth location.

Offer expires:
December 31, 2008

\$5 off every \$25 purchase

CODE #92

Serve it Up!

This delicious main dish was shared with us by Nancy and Joe Hunt during my wife's recovery from a recent knee surgery. I have served it at a couple of gatherings and everyone enjoyed it and requested the recipe. I thought I would share it with you.

Nancy's Chicken

Ingredients

4 to 6 deboned medium chicken breasts
(Tenderized - Pounded thin)

4 to 6 slices Swiss cheese (I used 6)

1 can Cream of Chicken Soup

1/4 cup milk

1/2 cup butter/margarine (melted)

Pepperidge Farm Herb Stuffing mix (crumbs not cubed) about 4 cups

Preheat oven to 325°

Place De-boned chicken in a greased 9 x 13 baking dish. Place Swiss cheese layered over the top of chicken breasts. Mix soup and milk together; pour over cheese and chicken.

Place about 4 cups stuffing mix into a large mixing bowl and pour melted butter/margarine over stuffing and mix. Spread Stuffing mix over top and bake at 325° for 1 hour.

To Lighten it up:

Substitute Cream of Chicken Soup with lower fat, healthy request soup

Substitute Swiss cheese with lower fat Swiss cheese

Do you have a recipe that you would like to share in the Newsletter? Please send to president@glendoverparkhoa.org.



Contractors replacing GPHOA Pool House Roof

Glendover Park HOA

Committee Membership Sign Up

I would like to join the following committees:

Architectural Modification Committee

Responsible for reviewing requests from homeowners to insure that they are in compliance with the existing rules and regulations when making a modification to their property

Pool Committee

Responsible for overseeing the upkeep of the pool and surrounding space

Beautification Committee

Responsible for overseeing common area landscape maintenance and facilitating a "Lawn of the Month" program

Communication Committee

Responsible for maintaining the website, publishing the neighborhood newsletter and sending timely emails to the community announcing events

Social Committee

Responsible for organizing social events in the neighborhood

Neighborhood Watch Committee

Responsible for implementing an effective crime watch system in the community and distributing timely information regarding suspicious activity

Name(s): _____

Address: _____

Phone: _____

Email Address: _____

Return by fax: 972-359-1171

IMPORTANT FACTS YOU SHOULD KNOW UTILIZING YOUR BILL PAY SYSTEM AT YOUR BANK TO REMIT ASSOCIATION DUES.

THE USE OF BILL PAY SYSTEMS CONTINUES TO RISE HOWEVER, THERE ARE SOME FACTS YOU MAY NOT BE AWARE OF CONSEQUENTLY, WE HAVE OUTLINED SOME OF THE MOST COMMON MISTAKES MADE EXERCISING THIS PAYMENT FORM AND HOW YOU CAN AVOID RETURNED PAYMENTS AND EMBARRASSING LATE NOTICES.

1. Physical checks are created and mailed at the time the funds are withdrawn from your account. Once this withdrawal is made and a check created, it can take up to 7 business days for it to reach our processing center.
2. There are specific property codes and account numbers that are listed on your payment coupon that must be reflected on your bill payment check. Without these codes, our processing center will be unable to process your payment correctly resulting in the payment being returned.
3. Payments with insufficient property and homeowner account information will be returned within 24 hours of receipt to the bill pay provider. Please keep in mind that your bank may or may not be the issuer of the check. Many of the financial institutions in the US contract this service out and it may take several weeks to receive this credit back into your account.

PLEASE REVIEW THE INFORMATION BELOW TO INSURE YOU INCLUDE ALL OF THE CORRECT PROPERTY AND ACCOUNT NUMBER INFORMATION FOR YOUR HOME. IF YOU MAKE PAYMENTS ON MULTIPLE PROPERTIES, PLEASE SEND SEPARATE PAYMENTS OUTLINING ALL OF THE CORRECT PROPERTY CODES AND ACCOUNT NUMBERS.

EACH PROPERTY WE MANAGE IS ASSIGNED A SPECIFIC CODE AS WELL AS THE ASSIGNMENT OF AN ACCOUNT NUMBER FOR YOUR HOME. WE HAVE CREATED A **SAMPLE** COUPON AND OUTLINED WHERE THE PROPERTY CODE AND ACCOUNT NUMBER IS PRINTED ON **YOUR** COUPON. PLEASE USE **YOUR** COUPON INFORMATION TO COMPLETE YOUR BANK'S BILL PAYMENT PROCESS, ALLOWING US TO CREDIT YOUR PAYMENT CORRECTLY THE FIRST TIME.

THANK YOU FOR TAKING THE TIME TO REVIEW THIS IMPORTANT INFORMATION AND INSURING YOUR BILL PAYMENT INFORMATION IS CORRECT.

Number 2	Account Number 1234567	Date Due OCT 1, 2007	Amount Due \$200.00
RICHARD SAMPLE Make check payable to:		IF RECEIVED After:	Pay This Amount
Community Association Bank		OCT 15, 2007	\$210.00
Please Pay Promptly To Avoid Late Charges			
SAMPLE ONLY			
 PROPERTY NAME C/O MANAGEMENT COMPANY 123 MAIN STREET YOURTOWN, USA 99999-9999			
1234 000CAB 00000000001234567 000000000000 020000 6			

1. Insure you make your payment payable to your association's full name. See section No. 4
2. Your account number should be entered as (Example) 1234-CAB-1234567. As in No. 1, 2, 3.
3. Set your payment to initiate 10 days prior to the due date. This will insure proper credit.

Questions? Contact NMI at 972-359-1548.

Ask Before You Alter



The deed restrictions for your community require written permission from the Architectural Control Committee before any changes, alterations or additions are made by an owner/resident to the exterior of a home unless stated otherwise in documents. In response to these legal requirements, we have developed an application form and procedures, which protects both the owner and the association. The procedure for filing this application is as follows:

When you have finalized your plans for the change, alteration or addition (such as a patio cover, room addition, gazebo, patio deck, fencing, or roof, etc.), go to our association website at www.glendoverparkhoa.org and print off the application with instructions from the Architectural Modifications Committee page;

Complete the form, providing all data including the legal description of your home and attaching a photograph, sketch or drawing of the proposed alteration. Include in your attachments a description of materials and method of construction or installation, including construction plans if applicable, of the proposed change;

Send form with any specific specifications information to the association manager;

Your association manager will forward copies of your application to the Architectural Modifications Committee representative;

Your Architectural Control Committee representative will contact you to review the application if additional information is needed;

Within the time parameters provided in your legal documents, you will be advised of the Committee decision, or recommendations for change in writing;

You must obtain all permits and licenses necessary to legally complete the work.

An approval for a project is not a permanent authorization from your association. It can be revoked if the terms of the approval are not upheld. If you request a modification you must follow your own submitted guidelines or any additional guidelines set upon this approval by the Architectural Committee. You should always keep a copy of the approval documentation for your records. The association is not responsible for misplaced modification approval/denial documentation. Questions may be sent to execvp@glendoverparkhoa.org.