

**SPECIAL INTEREST  
ARTICLES:**

- ❖ New OakTree Website

**REMINDERS**

- ❖ Property Modification Procedures
- ❖ Committee Reports
- ❖ How You Can Help In Your OakTree Community
- ❖ OakTree In Calloway's "Good Neighbor" Program
- ❖ Letter from Neighbors

**Board Members**

**President-Denise Zulick**  
[rdzulick@sbcglobal.net](mailto:rdzulick@sbcglobal.net)

**Vice-President**  
**Mike Mason**  
[mmason@weathermatic.com](mailto:mmason@weathermatic.com)

**Secretary-Holly Lynn**  
[hollylynn@mac.com](mailto:hollylynn@mac.com)

**Treasurer-Drew Kaplan**  
[dkre@sbcglobal.net](mailto:dkre@sbcglobal.net)

**Member-Marlin Roberts**  
[marlinroberts@yahoo.com](mailto:marlinroberts@yahoo.com)

**OakTree Website**  
[www.oaktreehomeowners.com](http://www.oaktreehomeowners.com)

*Estates of OakTree Homeowners' Quarterly Newsletter*

## New OakTree Website Up and Running

The OakTree Communications Committee and the Board are pleased to announce that the newly revised and secure OakTree Homeowners' Website is now up and running, with an interactive Message Board. The website is password protected and accessible to OakTree residents. Only the OakTree Homepage will be available to the general public.

We have pre-registered you so that you will have immediate access to the site. Your username and password have been created so you can just click on the *Login* link on the homepage and login with your user name and password.

Your login information:

**User Name: FirstName\_LastName (generated by the server)**

**Password: generatedbytheserver (case sensitive)**

*If you ever forget your password, you will need the following information to get a new password.*

**Security Question: What is your username?**

**Security Answer: UserName (generated by the server)**

*(If you have lost the email that was sent to you in February/March and do not have the User/Name and Password, please contact Marlin Roberts at [marlinroberts@yahoo.com](mailto:marlinroberts@yahoo.com) and he will help you to get registered on the website.)*

Please take a moment after you login to update your password to something you can easily remember by accessing your profile information on the Message Board.

If you have a family member who would also like access, they will need to register by clicking on the *Register* link on the homepage.

The Website/Communications Committee and your OakTree Board agree that the website will be an extremely valuable tool in keeping us informed. Important information about Board actions, meetings, security alerts, issues facing our community, activities and events planned for OakTree residents will be available on the website.

**REMINDERS:**

- **Annual Meeting of the OakTree Membership**  
**Wednesday, April 22, 2009**  
**7:00 pm (6:45 pm check-in)**  
**Gleneagles Country Club**  
**5401 W. Park Boulevard**  
**Carnoustie / Muirfield Room**
- **Bulk trash pick up is the first full week of each month; watch for signs at the entry.**
- **A Dallas City Ordinance requires that you SCOOP YOUR PET'S POOP on our neighborhood streets.**

**Contact Numbers**

**OakTree Guard**  
972-713-9951

**All Emergencies**  
911

**City of Dallas Info**  
311

**Premier Communities**  
Mgmt Company  
**Caroline Winton,**  
Representative  
2711 N. Haskell Avenue,  
Suite 2650  
Dallas, Texas 75204  
Phone: 214-451-5453  
Fax: 214-871-0355  
[caroline.winton@premiercommunities.net](mailto:caroline.winton@premiercommunities.net)

**STEPS TO TAKE BEFORE MODIFYING YOUR HOME OR LANDSCAPE**

First, review the **Restated Declaration of Covenants, Conditions and Restrictions for OakTree Phase One, Dallas, Texas and OakTree North Collin County, Texas.** The Declaration of Covenants, Conditions and Restrictions (CCRs) prescribes the rules and regulations for operating the OakTree Residential Association and the rules and restrictions that you as a property owner are bound to follow as a resident and member of the OakTree Residential Association. This document can be found on the OakTree website ([www.oaktreehomeowners.com](http://www.oaktreehomeowners.com)) by clicking on OakTree Forms on the left side of the homepage.

Next, complete the OakTree Residential Modification Request Form in the same location on the website. This form is to be completed by homeowners for Association approval to any significant exterior modification o your residence or property **BEFORE YOU START CONSTRUCTION.**

Please complete the Architectural Control Committee (ACC) request form and attach a diagram of your intended improvement. Include material, height, color, placement of improvement, and a list of accompanying equipment (if applicable), and return the completed form to the Architectural Control Committee, c/o Premier Communities Management Company. You will receive a written response to your request. Also, for your protection, inquire with the city/county about permit requirements involving any property improvements.

**COMMITTEE REPORTS**

**The Safety and Security Committee** held a meeting on Tuesday, March 17. Several items were discussed including ways to enforce the 25-mile/hour speed limit. Options included installing speed bumps and additional stop signs at the intersection of Stonehollow and Scarborough. In April, a new metal OakTree Logo sign will be displayed indicating a new security notice or alert which is your prompt to check out information which has been added to the OakTree website, [www.oaktreehomeowners.com](http://www.oaktreehomeowners.com). These signs will be located at the front entry and exit gates and will remain up for two days. Also, be on the look out for a notice of two upcoming Saturdays when you will be able to address your TollTag problems at the front Guard Gate with our security company.

**Speeding and running stop signs on our OakTree Streets is out of control. Expect to see Police Officers from the Dallas Police Department North Central Division patrolling our streets in the near future. Please obey the posted speed limit and stop signs.**

**The Communications Committee** met on March 17<sup>th</sup>. The OakTree Directory was completed and distributed; it will be updated twice a year. Our website [www.oaktreehomeowners.com](http://www.oaktreehomeowners.com) is active and all homeowners are asked to register. We welcome all new neighbors to the OakTree neighborhood. Your Neighborhood Representative will contact you with a welcome packet, the current newsletter and our Directory. We hope all our communication efforts are helpful to OakTree.

## GIVE A LITTLE HELP TO YOUR COMMUNITY

The 2009-2010 OakTree Board of Directors needs your help. We are all volunteers with other responsibilities and commitments; however, our common goal is to make OakTree the very best community possible. Please help accomplish this goal. We all have unique skills, talents, insights and contacts that can benefit our community and the quality of life in our neighborhood. If we each give a little of our time and talents, no one will be overloaded and we will be able to build a better community. Greater community involvement will allow your Board to make better decisions based on a greater understanding of the issues and stronger consensus. You will be asked to help with a specific task, knowing the timeframe involved and exactly what results are to be achieved. Please take a look at the committees and see which ones you may be interested in joining. Several committees have sub-committees or short-term projects that you can help with. Please plan to sign up for one or more of these committees at the Annual Meeting of the Membership on April 22.

The Safety and Security Committee works with our Management Company, the Dallas Police Department, our security vendor and gatehouse personnel to improve and maintain our neighborhood security and safety. The committee also addresses safety issues such as speeding on OakTree streets, running stop signs and street parking issues. Any homeowner who is interested and concerned about the safety and security of our community will be a great addition to this committee.

The Common Area Maintenance Committee works with our Management Company and landscaping contractor to insure the proper mowing, cutting, pruning, fertilization, flower installation, and irrigation maintenance here in Oaktree. This committee also works with our Management Company to ensure all areas of the community infrastructure are maintained and repaired, including gates, streets, curbs, common area sidewalks, fences and walls. Any homeowner with an interest in the beautification and appearance of our community or with experience with landscaping and irrigation systems will be welcomed members of this committee. Engineers and other members who have experience dealing with erosion issues are needed for the Creek Study sub-committee.

The Budget and Finance Committee works with our Management Company to ensure that timely, accurate and understandable financial statements are available to the Board on a monthly basis. The committee will meet at least quarterly to review the financial statements and budget comparisons and report progress to the Treasurer, the Board and the homeowners. This committee also meets with the Management Company and the Treasurer to develop the Annual Budget. Homeowners who are interested in how the association spends its money and have expertise in accounting, finance, and budgeting are needed for this committee.

The Social and Events Committee is made up of members who want to develop a closer sense of community by organizing homeowners with common interests such as sports, travel, dinner clubs, wine clubs, cooking clubs, getting children together, playing games, etc.

The Nominating Committee for 2009-2010 will be appointed and will be responsible during the year to encourage homeowners to get involved in the community. They will identify individuals with strengths to help the community; and near the end of the year, they will identify and recruit talented candidates for the Board of Directors and to serve on Committees for the upcoming year.



The Document Revision Committee is charged with reviewing and revising the OakTree organizational documents (Declaration and Bylaws) to ensure that they are up to date, relevant, and easily understandable. Our current organizational documents were developed by the builders to give them control of the community and need revision to make them relevant to our organization. Volunteers serving on this committee will have the goal of getting the documents ready for a vote by the Association Membership by the 2010 Annual Meeting.

Neighborhood Representatives are also needed to serve for the 2009-2010 organizational year. The 25 Neighborhood Representatives are charged with getting to know their neighbors and keeping them informed about alerts, activities, and events happening in our OakTree communities.

In the 2008-2009 year, we had 22 of the twenty-five Neighborhood Representatives needed. We hope that these Neighborhood Representatives will continue for the 2009-2010 organizational year. We were not able to get Neighborhood Representatives for Area 6, Brandenburg Court, Area 7, Channelbrook Court, and Area 23, 18740-18780 Wainsborough Lane.

#### OAKTREE PARTICIPATING IN CALLOWAY'S "GOOD NEIGHBOR" PROGRAM

Gardeners, get your "green" thumbs ready! The OakTree Residential Association is proud to announce our community's participation in Calloway Nursery's "Good Neighbor" Program. Calloway's likes to contribute to the betterment of the communities they serve by working with Homeowners' Associations in a partnership they call Calloway's "Good Neighbor" Program. The partnership offers benefits for homeowners, their associations, the larger community, and Calloway's. Joint activities dovetail into our newsletters, Web postings, and selection of "Yard of the Month" winners, etc.

OakTree will enjoy numerous benefits from Calloway's through our participation in this program: expertly written monthly garden tips forwarded for submission into our newsletter and website; monthly gift certificates provided as awards for "Yard of the Month" winners, and special savings coupons offered only to OakTree Homeowners.

We need three volunteers interested in gardening to serve as "Yard of the Month" judges. If you're interested in being a judge, please post your interest on the OakTree website. And if you would like to get involved with an OakTree Gardening Club, post it on the website. This promises to be an enjoyable project that will promote the beautification of OakTree.



Letter from our neighbors: The following was submitted by Steve and Shirley Shepherd: Thanks to all who participated in our neighborhood's first Can Food Drive. It was a great success! Reading in the newspaper about the needs of many families in Collin County, we began to think about how our neighborhood could make a difference. By providing over 1,000 cans of food, we helped the Plano Food Bank make a difference for many families. The volunteer who helped unload our truckload of food was so grateful; he told us that we had no idea how many families we were helping. Thank you, OakTree community, for helping to provide food for so many people. We plan to have another drive in July; watch for posted signs.