



MIRA LAGOS

Messenger



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Who to Follow on Twitter

@MiraLagosHOA

Association Information and Neighborly News

@GrandPrairiePD

Grand Prairie Police Department



@gp_tx

City of Grand Prairie, Texas



@GrandFunGP

City Parks, Arts and Recreation Department

@mansfieldisd

Mansfield Independent School District

@Gpscanner

Grand Prairie Scanner, local Police, Fire, EMS

@DFWscanner

DFW Scanner, area Fire, Police, EMS

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Contact Community News Connection

for more information:

972-396-8855

info@communitynewsconnection.com



Association Contact Information

www.miralagoshoa.com

www.texas.fsrconnect.com/miralagos

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817-473-6787 (office)
817-473-4978 (fax)
manager@miralagoshoa.com

FirstService Residential
Customer Service
(877) 378-2388

South Pool Office "Veranda"
3025 S. Camino Lagos
Grand Prairie, TX 75054

Mail Payments to:
Mira Lagos Homeowners Association Inc.
c/o FirstService Residential
PO Box 678065
Dallas, TX 75267-8065

Office Hours
Tuesday-Saturday
8:30 am-4:30 pm
Closed Sunday and Monday

Committee Chairs

Chair Meetings: Bi-monthly

Communications

Pramod Desai
communications@miralagoshoa.com
Meetings: monthly

Social

Deirdre Garrett
social@miralagoshoa.com
Meetings: 2nd Wednesday monthly

Landscape

Josh Gleaton
landscape@miralagoshoa.com
Meetings: 1st Thursday monthly

Welcome

Elissa Sherlock
welcome@miralagoshoa.com
Meetings: monthly/electronically

Pool

Mike Joffrion
pool@miralagoshoa.com
Meetings: 3rd Tuesday (Apr.-Sept.)

New Members welcome on all committees!

Board of Directors

Dick LeBlanc, President
Walter Damon, Vice President
Ben Luedtke, Board Member
Joshua Spare, Resident Member
Jessica Cafferata, Resident Member
board@miralagoshoa.com

Safety

J. Hughes, Chairman
Robert McLain, Co-Chairman
safety@miralagoshoa.com
Meetings: 1st Tuesday monthly



Mira Lagos Messenger

Is the only authorized and official monthly publication for the residents of the Mira Lagos Community with news and calendar of community events endorsed by the Mira Lagos HOA & its members.

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**MAKING ANY CHANGES?
DON'T FORGET TO OBTAIN
APPROVAL FIRST!**



Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact your Association Manager.

Neighborhood Watch Programs

Neighbors Watching Out For Their Neighbors



It is certainly no surprise that many cities are encouraging, and even coordinating Neighborhood Watch Programs. They really work!

The reason they work is simple: One of the best ways to deter crime and vandalism in a community is to create a network of neighbors looking out for each other.

Not only do police and sheriff's departments encourage Neighborhood Watch Programs, they sponsor educational programs to help participants learn more about fighting crime in their community.

Taking part in a Neighborhood Watch program is simple. The only thing you need is the participation of yourself and your neighbors. If you would like to participate in a Neighborhood Watch Program for our community, please email safety@miralagoshoa.com.

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*Mira Lagos Messenger***



What's Happening



Fall Festival and "Chili Challenge"

October 18th...Mark your calendars for a spectacular day of family fun at the **Mira Lagos Fall Festival!** Join us from 1:00pm – 4:00pm at Cora Spencer Elementary for *hayrides, pumpkin patch and painting, photo opportunities, music, local crafters and entrepreneurs and of course... the annual "Chili Challenge"!!!* We will toss in a little comfort food too.



Chili Challengers...

We are looking for folks with *the best* Chili in Mira Lagos...Texas... Anywhere!!!

Who will take home bragging rights and a little something in their pocket this year? Let the ML Community decide!

Community Entrepreneurs/Crafters...

Let the community know what you do! Reserve a space at the Fall Festival to showcase your business, products, and/or those holiday items. Let's not forget the holidays are right around the corner! A **small \$10 REFUNDABLE entry fee holds a space for you.**

Sign up before **October 10, 2014** at social@miralagoshoa.com. Please identify if you are entering the **Chili Challenge** or **reserving a space as an Entrepreneur/Crafter** and we will send you more information. Thank you!

See You at the Fall Festival!!!

Mira Lagos Social Committee

Trash Off October 4th



Clean house/garage and get rid of your junk during the next Trash Off at the Grand Prairie Landfill on Saturday October 4th. Residents are allowed an unlimited number of trips to the landfill that day from 7:30am to 4:30pm. Proof of residence in the form of a current water bill or driver's license is required. Contractors may not use this day to avoid landfill fees. For more information, please call 972-237-8151.

Upcoming Community Events

October 4th Chili's Gives Back

October 7th National Night Out

October 10th MISD Student Holiday

October 18th Fall Festival/ Chili Challenge

October 31st Halloween Decorating Contest

December 6th Holidays Around the World Social

Something is Hidden – Can you find it?

We have hidden in the Mira Lagos Messenger, a candy corn. Please email manager@miralagoshoa.com in the subject line put "I FOUND IT" The first person to let me know they found it, WINS! Provide page item is on, name, address and phone number in the email. Good Luck and have fun! If you find it there is a \$20.00 random gift card waiting for you.



Grand Prairie TEXAS

Upcoming Events

Joe Pool Lake Pumpkin Run

Date: 10/11/2014

Location: Lynn Creek Park
Grand Prairie, Texas

Baylor Medical Center at Irving presents the 28th Annual Grand Prairie Metro Rotary Club Lake Joe Pool Pumpkin Run, including a 10K, 5K run and 5K walk, fun run and pumpkin fest.

Information: www.pumpkinrun.us

Shred-It Day

Sponsored by the Grand Prairie Crime Commission

Date: 10/18/2014 8:00 AM - 12:00 PM

Cost: \$5 donation suggested

Location: The Summit parking area
2975 Esplanade

Grand Prairie, Texas 75052

3 boxes per household. Two trucks will be available for shredding. For more info., call Gary at 972-890-4130.

Library Book Sale - Half Price Day!

Date: 10/19/2014 1:00 PM - 5:00 PM

Location: Main Library
901 Conover Dr.

Grand Prairie, Texas 75051

Proceeds benefit the Grand Prairie Library.

For more information, call 972-237-5700.

Pumpkin Swim

Date: 10/25/2014 1:00 PM - 6:00 PM

Cost: \$3 per person

Location: Kirby Creek Natatorium
3201 Corn Valley Road

Grand Prairie, Texas 75052

Jump in and swim with hundred of pumpkins in our heated indoor pool. Pick out your favorite and take it home. Limit one pumpkin per swimmer.

Street N' Treat

Date: 10/31/2014 6:00 PM - 8:00 PM

Cost: Free for all ages

Location: Market Square
120 W. Main St.

Grand Prairie, Texas 75050

Games, bounce houses, candy, prizes and food.



POLICE-COMMUNITY PARTNERSHIPS

The introduction of National Night Out, "America's Night Out Against Crime", in 1984 began an effort to promote involvement in crime prevention activities, police-community partnerships, neighborhood camaraderie and send a message to criminals letting them know that neighborhoods are organized and fighting back. NATW's National Night Out program culminates annually, on the first Tuesday of October.

National Night Out now involves over 37.8 million people and 16,124 communities from all fifty states, U.S. Territories, Canadian cities, and military bases worldwide.

The traditional "lights on" cam-

National Night Out

paign and symbolic front porch vigils turned into a celebration across America with various events and activities including, but not limited to, block parties, cookouts, parades, visits from emergency personnel, rallies and marches, exhibits, youth events, safety demonstrations and seminars, in effort to heighten awareness and enhance community relations.

This is a wonderful opportunity for communities nationwide to promote police-community partnerships, crime prevention, and neighborhood camaraderie. While the one night is certainly not an answer to crime, drugs and violence, National Night Out represents the kind of spirit, energy and determination to help make neighborhoods a safer place year round. The night celebrates safety and crime prevention successes and works to expand and strengthen programs for the next 364 days. www.natw.org.

Boo-tiful Decorating

The Mira Lagos HOA 4th Annual Halloween Decorating Contest will be taking place this October. On October 30th, volunteer Landscape Committee members will be looking for the best Halloween decorations. Make your lot the most ghoulish, pumpkin-adorned or just plain spookiest and you could earn a spooktacular gift card!

The bar has been set very high by our dedicated haunted houses on Bahia, so let's see if Mira Lagos can give them a run for their money! To have your lot considered for the contest, please be ready for judging by dusk on October 30th. **Winners will be awarded on October 31st.** Let's show Grand Prairie just how spirited Mira Lagos can be!



Who to Call



- Non-emergency Police(972)-237-8700
- Fire Department(972)-237-8300
- Animal Services
- Loose animals, barking dogs (972)-237-8575
- City Code Enforcement
- storing vehicles, unkempt yards(972)-237-8049
-or (972)-237-8296

- Oncor - Street lights out.....(888)-313-4747
- <https://www.oncorstreetlight.com>

- Grand Prairie Peninsula PID (972)-237-8091
- Garbage and Recycling (972)-237-8151
- Water Department -(972)-237-8200



Back to School Safety Tips for Children

Provided by Robert McLain and Chayon-Ryu
(Natural Way) Martial Arts www.chayonryu.com

1. Always let parents know where you're going, who you'll be with, and when you'll arrive home.
2. Avoid short cuts through ditches, deserted school areas and parks, or home construction.
3. Do not answer the door if you are home alone.
4. Never take gifts, money, toys, drinks, food or anything from strangers.
5. Never walk alone – use the “Buddy system.”
6. Basic Escape Techniques
 - If a car pulls up beside your child, teach your child to move away from the car. Tell your child to run in the opposite direction the car is facing.
 - Use your bike or backpack for defense. If needed, leave any possession that slows you down if you have to get away.
 - If grabbed inside a public place, like a mall, teach your child to drop their weight down, twist, stretch out, kick their legs and scream, “Help! I need your help! I’m being kidnapped!”



The next time you're ready to upgrade your cell phone, recycle the old one! If all the estimated 100 million dead cell phones were recycled, the United States could save enough energy to power more than 194,000 U.S. households with electricity for one year, according to the U.S. Environmental Protection Agency (EPA). Less than 20 percent of unwanted cell phones are recycled each year, according to the EPA.

Recycling can help the environment by keeping usable and valuable materials out of landfills and incinerators. Cell phones are made of precious metals, copper and plastics, which require energy to mine and manufacture. Recycling these materials not only conserves resources, but reduces air and water pollution and greenhouse gas emissions. Earlier this year, EPA teamed up with cell phone retailers, manufacturers and service providers to develop collection programs. Some charitable groups and state or municipal solid waste programs also offer cell phone recycling.

To find out where to recycle your cell phone, visit www.epa.gov/epawaste/conservation/materials/recycling/donate.htm


CHILI'S IS PROUD TO SUPPORT


Mira Lagos Home Owners Association


Let Chili's do the cooking while we support Mira Lagos Home Owners Association at the same time. With each flyer presented on Tuesday Chili's will donate 10% of the event day sales back to this great organization.

The Mira Lagos Home Owners Association Give Back Event is:
Oct 4th All Day
 only at:
 Camp Wisdom
 5212 S. State Highway 360
 Grand Prairie, TX 75052-8307
 972-660-5000 - www.chilis.com

We look forward to seeing you at Chili's!








more GIVING BACK happens here

Give Back Event flyer required with each check to receive credit for the sale. Sale cannot be included in donation amount with our flyer. Offer only valid on the date and location stated above. Donations will not be given on sales made prior to or past this date.



1st Aid Class

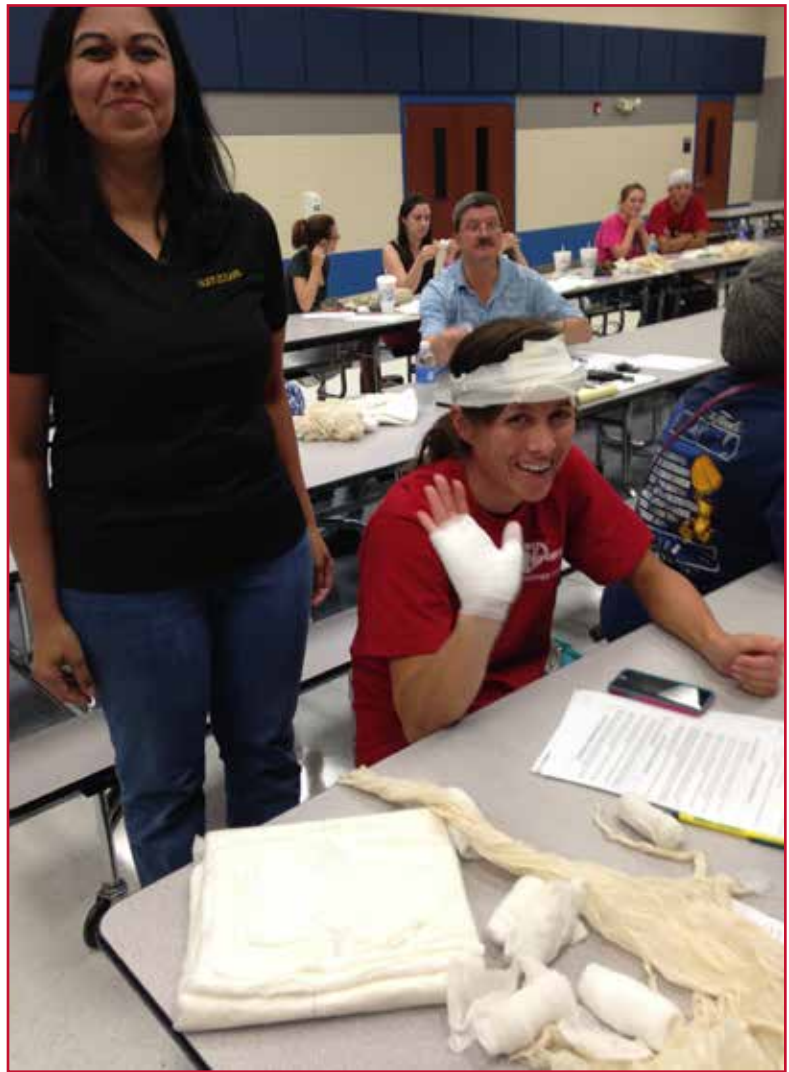
Safety Committee- Robert McLain

On August 14, eighteen Mira Lagos residents attended the free First Aid training coordinated by the Safety Committee. The training was held the Cora Spenser Elementary School cafeteria and taught by Grand Prairie Firefighter Brad Smith and assistant Deanna Reed.

Students learned basic first aid, how to deal with choking, and reviewed CPR. Participants watched videos, went through various scenarios, and practiced their newfound skills with a partner.

Participants that completed the training will receive a First Aid card from the American Heart Association, which is valid for two years.

Special thanks to Brad Smith for his continued support of the CPR training. This is his fourth year teaching the CPR and First Aid classes in our community. Feel free to stop by and say "Hello" to Brad and the other City of Grand Prairie Fire Fighters at Firestation #7, located at the northeast corner of Lake Ridge Parkway and Lynn Creek Pkwy/ Mansfield Rd.





Mira Lagos Clubs and Camps

Looking to meet new people with your same interests and have fun doing it?

Look no further, Mira Lagos has many Activity Groups to choose from.

**Spanish Club- Contact Marlene Sanders,
Holmsiel@gmail.com**

**Lucky River Poker Club for ML Men
Contact Mike Watkins, Watkins9111@att.net**

**LCR for ML Ladies
Contact Elissa Sherlock, Esherlock@me.com**

**Bunco for ML Ladies
Contact Julie Jordon, jordanjules@gmail.com
Triathlon Camp/Group
Contact Richard Lewis, villarj4@att.net**

**Iron Fitness Group
Contact Ruben & Tanea Soto, Rubentanea11@hotmail.com**

**Have an organized group not listed?
Please contact communications@miralagoshoa.com**

Mira Lagos Junior Social Committee

The purpose of the Mira Lagos Junior Social Committee is to promote a neighborhood that is teen friendly and purposeful. Teens and pre-teens may join the Mira Lagos Junior Social Committee from the ages of 10 years to 18 years.

How would you like to participate in your community? This community seeks to promote healthy, productive, safe events for our youth. Get involved! State your ideas! Make a positive difference! Enjoy your community! It's up to you! Let's engage our youth in purposeful activities in the neighborhood and establish them as positive extensions of the community.

The initial meeting is scheduled for January 24th, 2015 from 1pm-3pm at 6925 Nava. Come ready to brainstorm ideas. Young people are a vital and necessary part of our community.

Adults, this is also a forum for you. What helpful information, skills, crafts, or talents would you like to share with our young adults? Building our community starts with our children.

We are also looking for adults to get involved and volunteer. Parental consent form required.

Please email Juniorsocial@miralagoshoa.com

Example of activities include:

- Building model plane, boat
- Candle making
- Afghan making
- Gardening
- Business expo – Business plan
- Fishing
- Hiking
- Biking
- Building play-set
- Volleyball
- Pool night
- Sewing class / Fashion show
- Dance contest / Talent show
- Cooking contest
- TV show with young adult issues
- Radio show with issues
- Make fans
- Create jewelry
- Ceramics/Pottery
- Pillows
- Bears
- Painting
- Homemade ice cream
- Graphic design
- Art and music-festival
- Photography lessons
- Snow cone stand
- Occasions cards
- Resume building
- Local college tour
- Business tours
- Fitness and health
- Donations
- Reading to Seniors



Check out our updated website!
www.miralagoshoa.com

Report City Issues in a Snap

Residents can now report issues such as street light outages and code violations using their smartphones. The Snap and Send Grand Prairie, TX App is now available on the Apple App store and can be downloaded FREE.





Keeping Up With Tammy Jones

by: Rebecca Newton

Pablo Picasso once said, "Every child is an artist. The problem is how to remain an artist once we grow up." This is not true of our neighbor, Tammy Jones. Tammy and her family have lived in Mira Lagos for almost two years. During the past year, she has rediscovered a love for painting.

Drawing off inspiration from the beauty of this community and from whatever mood strikes her, Tammy creates gallery-worthy paintings from her home office, which has morphed into an art studio.

"It started as something fun to do with my daughter on Sundays. Zada has moved on to singing and playing piano now. I've since painted over sixty canvases."

Tammy's husband Will is her biggest fan. He gives her photos of things that she may feel inspired to paint. He has also taken over some roles around the house to give her more free time to carry out her newest passion.

A native of Kansas, Tammy has found art to be a welcome reprieve from the hustle and bustle of her medical sales career. Tammy has also found art as a way to bring neighbors together. She has opened her home twice to neighbors, offering paint lessons and refreshments. "It's a great way to get people out of the house, share what I love and have fun with ladies within this community."



Giving back is important to Tammy, as well. She has donated paintings to a friend in Florida for a local charity. If that weren't enough, she is also a member of the Mira Lagos Social Committee, helping to spearhead events like the upcoming Garage Sale, Movie Night at the pool, Fall Festival and Holidays Around The World.

What's next for this busy wife, mom, career woman and awesome neighbor? "I would love to do an abstract painting...I want to try oil painting."

Want to see more of Tammy's hard work?
<https://www.facebook.com/prettypicassopaintings>
www.prettypicasso.etsy.com

Current Water Restrictions for the City of Grand Prairie.

The following restrictions are in effect in the City of Grand Prairie:

- No watering on Wednesday, Saturday or Sunday
- Even Numbered addresses may water on Mondays and Thursdays.
- Odd Numbered addresses may water on Tuesday and Fridays.
- Handheld and soaker hoses are allowed to be used at any time.

Fall Lawn Care

Texas weather is mild enough to allow for a healthy lawn through the fall months. For a healthier more disease resistant lawn, consider fertilizing in the fall with a fertilizer that is higher in nitrogen and phosphorus. Also, continue watering the grass through the fall and winter months to prevent frost. gardenguides.com

Shed Guidelines

Section 4.23 states... "Any storage building shall be built of substantially the same material and design of the house situated on the Lots and must be approved by the ACC." The following criteria will be used by the ACC in consideration of any such storage buildings to be placed on Lots:



- No building will exceed 80 square feet (e.g. 8 x 10)
- The building must be placed on concrete slab foundation
- No building will exceed 8 feet in height at the ridge line of the roof
- Roof pitch will be similar to that of the house
- Must be constructed of brick matching the house and/or cement fiber board (hard plank board)
- All paintable surfaces must be painted to match the trim color of the house or other colors as approved by the ACC
- Shingles must match that of the house
- Screening may be required based on visibility
- Placement of storage buildings are subject to ACC approval
- **PLANS FOR ALL STORAGE BUILDINGS MUST BE SUBMITTED TO, AND APPROVED BY THE ACC PRIOR TO COMMENCEMENT OF CONSTRUCTION**

The approval or lack of approval by the ACC shall not represent authority for any required local or municipal permits that may also be required.



Halloween Safety Tips

- Teach children to make eye contact with drivers before crossing in front of them.
- Always walk on sidewalks or paths. If there are no sidewalks, walk facing traffic as far to the left as possible. Children should walk on direct routes with the fewest street crossings.
- Watch for cars that are turning or backing up. Teach children to never dart out into the street or cross between parked cars.

Trick or Treat With an Adult

- Children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, they should stick to familiar areas that are well lit and trick-or-treat in groups.

Keep Costumes Both Creative and Safe

- Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors.
- Choose face paint and makeup whenever possible instead of masks, which can ob-

struct a child's vision.

- Have kids carry glow sticks or flashlights to help them see and be seen by drivers.
- When selecting a costume, make sure it is the right size to prevent trips and falls.

Drive Extra Safely on Halloween

- Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.
- Take extra time to look for kids at intersections, on medians and on curbs.
- Enter and exit driveways and alleys slowly and carefully.
- Eliminate any distractions inside your car so you can concentrate on the road and your surroundings.
- Drive slowly, anticipate heavy pedestrian traffic and turn your headlights on earlier in the day to spot children from greater distances.
- Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. so be especially alert for kids during those hours

Walk Safely

- Cross the street at corners, using traffic signals and crosswalks.
- Look left, right and left again when crossing and keep looking as you cross.
- Put electronic devices down and keep heads up and walk, don't run, across the street.

See more at: www.safekids.org

5 Important Reasons to Clean up Pet Waste

By Drs. Foster & Smith Veterinary Staff

Dealing with pet waste is one of those topics that every pet owner must deal with but no one likes to talk about. The fact is that the majority of community and neighborhood pet problems result from the inappropriate handling of pet waste. In addition, pet waste is the greatest source of potential health risk for your pet and your family. This article will highlight the five most important reasons to properly dispose of pet waste and will also give you some tips and products to make this chore easier.

#1. Disease Control

There are several very common diseases that can be transmitted to dogs, cats and people through feces. These include giardia, roundworms, salmonella, and Ecoli. In addition, your dog can spread or contract parvovirus or coronavirus through infected feces. All of these diseases are very serious and common and every effort should be made by pet owners to keep their pets and family away from potentially infected feces. One of the easi-

est ways to do this is to install an in-ground stool digester like the Doggie Dooley. These digesters work like mini septic systems, safely breaking down feces and then allowing the residue to harmlessly sink into the surrounding soil. These handy little gadgets are one of the best ways that I've ever found to deal with dog or cat waste.

#2. Make your Yard more Useable

Nobody likes to walk through a yard that is hiding "doggie land mines." If you and your children are afraid to use your yard because of the dog, then you are wasting one of your biggest time and financial investments. In addition, the pets will get less interactive exercise and suffer as well. Once or twice a day 'scooping' off your yard with a shovel or Grabber pet waste shovel will only take a couple of minutes and make it a place where everyone enjoys spending time.

#3. Fly Control

Flies will consume and lay eggs in feces. These same flies will then come into your house and then spread disease as they pause on your counter and food. Need I say more about keeping feces cleaned up to prevent this cycle?

#4. Responsible Pet Ownership

Your responsibility to clean up after your pet doesn't end when your dog leaves your yard. There are

probably fewer things that aggravate neighbors more than a dog that 'goes' in their yard. Pet owners need to clean up after their pet every time they go to the bathroom. Period. No exceptions. If you are walking in the woods and your dog goes, then bury it. If you are in a park or neighborhood, pick it up with a plastic bag or a Dispoz-a-Scoop. If you don't have a yard, then walk your dog on a leash or get an electronic fence. Don't make your responsibility somebody else's problem.

#5. Preventing Stool Eating

While most dog owners think this doesn't apply to them or their dog, the shocking truth is that most dogs will engage in this unsavory practice at some point in their life. Dogs evolved as carnivore/scavengers and feces were considered fair game in lean times. To prevent this occasional indiscretion from becoming a life-long habit, clean up feces as soon as possible, especially in young dogs where the problem is most prevalent. At the first sign of this bad habit consider adding an oral product like Dis-Taste to your dog's food to decrease the palatability of the stools.

(Article from www.drsofostersmith.com/Articles/clean_up_waste.cfm.)



What Are CC&Rs Anyway???

When our community was developed, the developer filed with the state a series of documents designed to uphold the integrity of our community and spell out the duties of our association, and the responsibilities of each of us, the owners. Those documents are often referred to as the governing documents are made up of the Articles of Incorporation, the Bylaws, and the CC&R's (Conditions, Covenants & Restrictions).

The Articles of Incorporation are a one-page document that must be filed with the Secretary of State. It simply states that a nonprofit corporation is being formed (our community association).

The Bylaws dictate the powers and duties of the Board of Directors (when meetings occur, how the Board is elected, etc.)

The CC&R's dictate the powers and duties of the corporation and regulate both the physical characteristics of our development and the lifestyles of our residents.

Of all of the governing documents, the CC&R's are often the least understood but inarguably the most important.

In order to close escrow on your home, you signed a series of papers, one of which stated that you had read the CC&R's and agree to abide by them. When escrow closed, you entered into a contractual agreement with the other owners in our community to conform to the dictates of those CC&R's. This is where some owners get confused. The confusion, however, is easily cleared up once the CC&R's are read, or re-read as the case maybe. After all, how many of you actually read and understood the CC&R's before closing escrow? Those that did are to be applauded. The rest of us have had to take a crash-course on the CC&R's through trial and error. Often we have found out that we are in non-compliance to the CC&R's or Rules & Regulations through correspondence received by our management company. So, we dust off that old copy of the CC&R's (it took me half a day to remember where it was) and, sure enough, there it is in black and white,

the exact restriction that we completely forgot about. Being responsible owners we correct the situation and, armed with anew-found knowledge of our CC&R's, we continue with our lives, undisturbed (that is, until we "forget" something else and have to go through the process once again).

Often we focus on the "pain in the neck" aspect of our CC&R's, but by doing so we miss the real beauty of their purpose. The CC&R's provide a structural framework to help residents of different backgrounds, ideals, and perceptions to live together in harmony and by doing so, the community and our property values benefit.

If we had no architectural controls (as spelled out in the CC&R's) or no ability to correct violations of the Rules & Regulations (also spelled out in the CC&R's), then there would be no harmony and ultimately our community and our property values would suffer. In other words, the CC&R's are good business...they help ensure that our property values are maintained and our investments protected.

Example: What would the impact on your property values be if your neighbor decided to repair automobiles in his parking area as a part-time job and

decided to advertise with a big sign he nailed to the roof of his building? Furthermore, in order to attract attention to the sign, he painted his building bright red. This example maybe a little over the top, but it applies equally to the neighbor who doesn't maintain his/her living area. The bottom line is that your property values would suffer. No one would want to buy your home and have to live next to such "chaos". Since market values are affected by the law of supply and demand, if the demand (or attractiveness) of your community is poor, then the supply (or cost) is reduced. When the demand is high (the community is aesthetically attractive) then the supply (or property values) are increased. The CC&R's promote conformity, which encourages harmony, which has a positive impact on the value of our community.

So, the next time you get a note from the management company explaining why you are in non-compliance with the CC&R's or the Rules & Regulations, take a moment to remember what the spirit of the CC&R's embrace (protection of your investment) and be thankful that our Board of Directors are taking their job seriously and are working to protect, preserve and enhance our property values. For your convenience the governing documents are available online.

How We Can Create A Strong Community

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.



The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life.

We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property values, each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing

documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a rule abiding member. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role as a rule abiding member expands to include that of a voting member.

When we choose to attend those meetings, our role as a rule abiding, voting member now expands to include that of a participating member. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a rule abiding, voting, participating and contributing member.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be! www.ourhoa.com

CALENDAR OF EVENTS – OCTOBER 2014

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
					Messenger Content Deadline	GP Trash Off Chili's Gives back to ML
5	6	7	8	9	10	11
		National Night Out Event Safety Committee	Social Committee		MISD Student Holiday eNews Content Deadline MISD Student Holiday**	Joe Pool Lake Pumpkin Run
12	13	14	15	16	17	18
	Columbus Day	City Council Meeting	ML eNews Day	Boss's Day		Fall Festival/Chili Challenge Shred It Day*
19	20	21	22	23	24	25
Library Book Sale*					GP Halloween Carnival	Pumpkin Swim*
26	27	28	29	30	31	
				Messenger Content Deadline	Halloween Decorating Contest GP Street N' Treat	Don't Forget to Set Your Clocks Back on Nov. 2 

Brought to You By Your Neighbors &
Mira Lagos Experts



Han Guerrero
Realtor



Christina Kang
Realtor & Appraiser*

"I can't say enough about Christina. She was a God send, as this sale was particularly trying. Her patience, attention to detail and follow-up really took a load off of me and my husband. I have already recommended her to friends and will continue to do so. She is the type of realtor that you honestly dream of. And she does it all with an honest smile."

- Crystal Patton

FREE MARKET ANALYSIS
Christina Kang 817.739.7433
Han Guerrero 214.450.3897

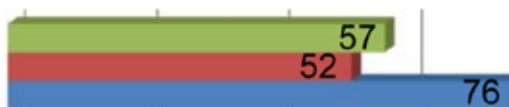
Mira Lagos Monthly Real Estate Market Update

Every month, I try to answer the question "how is the real estate market?" by providing my neighbors in Mira Lagos with some local market statistics. While each property is unique, this is the overall picture of existing home sales in the 75054 market compared to the same time last year. If you would like a personalized market analysis of your home, or if you just have a question about a property that is for sale or recently sold, give me a call! - Christina

Market Statistics: This Month vs. Same Month 1 Year Ago

- ▲ The median sales price increased by 27.7% to \$292,500
- ▶ The average list price remained unchanged at \$262,500
- ▲ The average price per sq. foot of all homes sold increased by 10.2% to \$90 per sq. foot
- ▲ The average days on market for homes for sale has increased by 9.3% to 57 days
- ▲ The percent of list price that homes are selling for is up 1.0% to 97.1% of the list price
- ▲ The number of months' supply of homes for sale is up by 35.9% to a 4.0 months' supply
- ▲ The number of homes for sale in the area has increased by 24.2% to 82 homes
- ▼ The number of homes listed last month for sale has decreased 29.4% to 24 new listings
- ▼ The number of pending sales has decreased by 16.7% to just 20 homes
- ▼ The number of existing homes sold in the last month decreased by 14.8% to 23 homes

Average Days on Market



9/13 to 8/14
9/12 to 8/13
9/11 to 8/12

*State Ceretified Residential Real Estate Appraiser Cert. # TX-1336180-R