New Homeowners / Residents

Welcome to your new community! Purchasing a home in Paloma Creek automatically makes you a member of the Paloma Creek Homeowners Association. We are a very active Homeowners Association and we look forward to your participation in the events and activities. We need and encourage your involvement.

To help you make a smooth transition, we have listed various items for you to consider, making your membership as functional and active as you would like it to be. Active Committees are: Pool, Welcome, Landscape and Safety. Not to mention additional clubs and groups! For more information contact the HOA Office at 972-347-9160.

After Closing:
1. Register on Paloma Creek Connect using the email or your phone number you have provided go to [https://PalomaCreek.connectresident.com](https://PalomaCreek.connectresident.com) if you have any problems connecting please call our office.
2. The Utility Departments are as follows
   a. Mustang Water 940-440-9561
   b. Rhino Disposal 469-607-4466
   c. Coserv (Electric & Gas) 800-274-4014
   d. AT&T U-verse (phone, cable and internet) 1-800-ATT-2020
   e. Sudden Link (Cable and Internet) 972-346-4000 – Rodney Faulkner (469.352.1663)

Lakeside Estate Residents Only:
New service visit [www.littleelm.org](http://www.littleelm.org) > Utility Billing, call 214-975-0480 or email utilitybilling@littleelm.org. Trash and recycling service are every Monday. Bulk and Brush pickup begins the 1st and 3rd Monday of the 1st full week of each month and is completed by Wednesday.

Trash Receptacles:

Trash and Recycle pick-up are every Monday and Tuesday. South is on Monday and North and Creekside is on Tuesday. Trash may go out at dusk on the evening before trash pick-up day until dusk on the day of trash pick-up. Trash containers must be kept inside the house, garage, or fenced yard and may not be visible from the street

Exterior Modifications:
Before making any changes or improvements to the exterior of your new home, please get written approval by filling out a Paloma Creek HOA Architectural Control Committee (ACC) Request Form and submitting it to the Association for approval. You may pick up the ACC forms in the Association Office located inside the South Clubhouse (1501 Bluebird Drive) or print the document from under the Forms and Documents section. Examples of changes that require prior approval are landscaping (planting new trees and shrubs, flower bed edging), gutters, storm doors, arbors, patios, pools, playground equipment, etc.
Important Information for New Paloma Creek Homeowners / Residents

Violations

Paloma Creek HOA is professionally managed by First Service Residential and thus we follow the letter of Texas state laws for notifications and bylaw infractions. We are dedicated to protecting property value and keeping the neighborhood beautiful. If you receive a notice, please do not hesitate to contact us directly.

Vehicles

Commercial, inoperable, recreational, trailers, boats and other watercraft, may not be parked, kept or stored on any lot, or street unless stored or placed within the garage or screened from view of the general public. If you need an exception for a short period of time, call us (972-347-9160) or email us (manager@palomacreekhoa.com) and we will work with you.

Signs:
- No advertising signs allowed.
- No signs referencing renting or leasing the home are allowed.

Fitness Centers

The fitness centers are open 24/7 to residents. Children under the age of 16 should have adult supervision. The fitness centers are located at 1501 Bluebird Dr. (South Amenity Center) and 900 Villa Paloma (Creekside Amenity Center). Please report any issues with equipment or the facility to management.

Pools

The four community pools are open May – September daily from 7am to 9pm. Please review the pool rules and guidelines prior to use of the facilities. The pool will be staffed with monitors during periods of high occupancy, but there are no lifeguards on duty.

Fobs

If your pool and gym fob become deactivated, please call the HOA office 972.347.9160 we can reprogram or replace the device.
We Would Like to Keep You Informed.

HOA Website
We have two websites. We have www.palomacreekhoa.com that is available to anyone and also a homeowner only portal at www.texas.fsrconnect.com/palomacreek. Both sites will help you find a wealth of useful information, including rental forms for the various amenities, Association Documents, meeting minutes and the online calendar. Like us on our Facebook page www.facebook.com/PalomaCreekHOA to stay informed with community events and interim information. These are the best places to go for up-to-date Paloma Creek news and information. There are other “Paloma Creek” Facebook pages and websites, but we are not affiliated with them.

Resident Portal
The https://palomacreek.connectresident.com/ is exclusive for Paloma Creek residents, so you will need to register. If you have any issues, please contact the HOA at 972-347-9160.

Email Blasts
Weekly e-mail updates are sent every week. When you come get your amenities card, please ask the Management Staff to help you sign up. Or you can sign yourself up at www.palomacreekhoa.com. You may unsubscribe at any time.

Dues Structure
Assessments are billed in semi-annual increments. Assessment amounts are $185.00 due every April 1st and October 1st. It is important to keep your mailing address updated with us to receive your bill every March and September. Please make sure your account number is on your check. PLEASE DO NOT MAIL MONEY ORDERS! You are more than welcome to pay on an annual basis and that amount is $370.00. There are a number of ways to pay your assessment. You may remit payment to the address on your bill: P.O. Box 60200 Los Angeles, CA 90060-0200, pay online or by phone at www.clickpay.com. Payments are no longer taken at the HOA office. Instructions for Click Pay are on the Home page of our website at the very bottom of the page.

Denton County Fresh Water District
A Fresh Water Supply District is a political subdivision of the State of Texas that functions, much like a city, to construct and maintain all public water, sanitary sewer, storm drainage, and road infrastructure within Paloma Creek. There are 5 Districts inside Paloma Creek 8-A, 8-B, 11-A, 11-B, and 11-C. Each District has a governing body that is composed of five directors, who are elected by the voters within the boundaries of that District. The directors’ duties are similar to that of a city council; they manage the business affairs of each district. The directors hire independent lawyers, civil engineers, financial advisors, and accountants to assist in the areas of their expertise. Each District has the authority to levy an ad valorem tax (property tax), to alleviate the costs of constructing and maintaining the public water, sanitary sewer, storm drainage, paving infrastructure within Paloma Creek. Paloma Creek residents’ tax bills will reflect the following taxing entities:
Denton County, Denton ISD or Little Elm ISD, and the Denton County Fresh Water Supply District within which you reside. Contact them directly at 214-305-5719 or email customerservice@dentoncountyfwsd.com
RENTALS

We have several spaces to be rented out for special events and parties. We have three beautiful clubhouses to be used and during the summer, we have four wonderful pool that can be used for parties. For more information or you need help finding the form contact the HOA Office at 972-347-9160 or email manager@palomacreekhoa.com.

Clubhouse Rentals

For clubhouse rentals, prices are according to a block of 4 hours. If more time is needed you must reserve and additional 4-hour block. There are no set times, it is mainly based off availability and what time frame you would like.

South Clubhouse (1501 Bluebird Drive)
The South Clubhouse has a maximum occupancy of 150. It includes a divided space and kitchen with a microwave and a refrigerator.

Friday-Saturday $225
Sunday-Thursday $165
Refundable Deposit $250

Creekside Clubhouse (900 Villa Paloma Blvd)
The Creekside Clubhouse has a maximum occupancy of 100. It is a nice open space with a fireplace included. It also has a full kitchen (refrigerator, microwave, oven and stovetop).

Friday-Saturday $165
Sunday-Thursday $125
Refundable Deposit $250

Lakeview Clubhouse (400 Lake Point Drive)
The Lakeview Clubhouse has a maximum occupancy of 100. It is a nice open space with a fireplace included. It also has a kitchen with a refrigerator, microwave and stovetop.

Friday-Saturday $165
Sunday-Thursday $125
Refundable Deposit $250

Additional Fees (If applicable)
Anytime an event lasts past 5:00 p.m.: Event Ambassador $50/hr.
Alcohol present: Off Duty Police Officer $60/hr.
Alcohol being served: Off Duty Police Officer $60/hr. / TABC Certified Bartender $35/hr.

Pool Reservations

For pool reservations you are allowed a block of 2 hours. There are no set times, it is mainly based off of availability and what time frame you would like. Maximum of 10 non-resident guests.

South Pool (1501 Bluebird Drive)
North Pool (700 Teel Drive)
Creekside Pool (900 Villa Paloma Blvd)
Lakeview Pool (400 Lake Point Drive)
Pool Reservation

Pools may not be reserved. Please notify office of any parties groups over 6 attending.

South Pool (1501 Bluebird Drive)                            Lakeview Pool (400 Lake Point Drive)
North Pool (700 Teal Drive)                                  Creekside Pool (900 Paloma Blvd)

Community Garage Sales (No permits needed)
May 29th – 31st
September 25th – 27th

Committees
- Social Committee meets every 1st Wednesday at the South Clubhouse. social@palomacreekhoa.com
- Safety Committee meets every 1st Wednesday at the South Clubhouse. safety@palomacreekhoa.com
- Landscape Committee - landscape@palomacreekhoa.com

Groups
- Wine Group meets on the Last Friday of every month at South Clubhouse.
- Poker Group meets every 2nd Saturday of every month at the Creekside Clubhouse.
- Bunco Group meets on the 1st Tuesday of every month at the Creekside Clubhouse
- Paloma “Creakers” Seniors Group meets the 3rd Saturday of the month at the South Clubhouse
- Bridge Group meets every 1st and 3rd Tuesday of every month at the Creekside Clubhouse
2019 HOA Events Calendar

- **Mug & Muffin**  
  January 18th, South Clubhouse

- **Valentine’s Cookie Decorating**  
  February 8th, South Clubhouse

- **St. Patty’s Day Celebration**  
  March 14th, South Clubhouse

- **Eggstravaganza**  
  April 4th, South Clubhouse

- **Cinco De Mayo Pool Party**  
  May 2nd, South Clubhouse

- **Mother’s Day & Craft Event**  
  May 9th, South Clubhouse

- **Fire Truck Soak Down (TBD)**  
  June 6th, South Clubhouse

- **Family Pool Party (Hawaiian Luau)**  
  June 13th, South Clubhouse

- **Father’s Day Craft Event**  
  June 20th, South Clubhouse

- **Independence Day Celebration**  
  June 27th, South Clubhouse

- **Slip N Slide Day**  
  July 11th, South Clubhouse

- **Adult Pool Party (Show Your Glow)**  
  July 25th, South Pool

- **End of Summer Pool Party**  
  August 1st, South Pool

- **Casino Night**  
  August 22nd, South Clubhouse

- **Vendor Fair**  
  September 12th, South Clubhouse

- **Fall Festival**  
  October 10th, South Clubhouse

- **Adult Halloween Party**  
  October 24th, South Clubhouse

- **Kids Halloween Pizza Party**  
  October 31st, South Clubhouse

- **Veterans Day**  
  November 7th, South Clubhouse

- **Photos with Santa**  
  December 5th, South Clubhouse

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**Bingo**

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Important HOA Contacts

1501 Bluebird Dr.
Little Elm, Texas 75068

Open Monday-Friday 9am-5pm

Chris Schappaugh (General Manager)
manager@palomacreekhoa.com

John Shallies (Assistant General Manager/Compliance)
john.shallies@fsresidential.com

Christine Gleason (Lifestyle Coordinator/Administrator)
christine.gleason@fsresidential.com

Office Number - 972-347-9160
24/7 Number - 877-378-2388

Important Utility and Emergency Contacts

Mustang Water
Water and Trash
940-440-9561

Coserv (Electric & Gas)
800-274-4014

Denton ISD (School District)
940-369-0000

Rhino Removal
469-607-4466

Denton County Fresh Water Supply Districts
214-305-5719

Denton County Sheriff
911 Emergency
940-349-1600 ext. 9 Non-emergency
940-349-1600 Animal Control

Navo Fire Station
911 Emergency
972-347-3802 Non-Emergency