

NEW Fort Worth Office Division Office:

1240 Keller Parkway, Ste 200
Keller, TX 76248

Vineyards at Heritage

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A Word from your HOA Board of Directors

With all the work being done on roofs without proper approval, we must remind you of the letter you received around April 9, 2009. That letter contained a paragraph that specifically reminded you of your responsibility to seek approval of the Architectural Control Committee for the color and style of the shingles you want to use on your roof. Several owners have not properly filed with the ACC and this has caused problems that must and will be addressed.

According to the "Declaration of Covenant, Conditions and Restrictions for the Vineyards at Heritage" (that was one of the documents you signed at your closing), you must, under Article VI, file your intentions with the ACC prior to initiation of work on the exterior of your home. You must receive approval of the ACC. Homeowners can be forced to remove or correct the unapproved work.

If you have replaced your roof and have not filed with and received approval from the ACC, you must file now. The application is on-line at www.vineyardsatheritage.org/VineARA.pdf. The application must include at least the information indicated and the manufacturer, style and color of the roofing shingles used. The ACC must be able to view the color. File the form with Vineyards at Heritage at 1240 Keller Parkway, Suite 200, Keller, TX 76248. If you have any questions, please contact Tim Mills at tim.mills@premiercommunities.net.

If you intend to replace your roof, you must file with and receive approval from the ACC. Their approval takes some time, but is handled as expeditiously as possible. If you are using a reputable roofer, they will understand the need for the filing and approval. They deal with this in most, if not all, of their jobs done within the boundaries of homeowners associations. Again, fill out the form and submit it to Vineyards at Heritage. Again, the ACC must be able to view the color.

If your application is denied, you have the right to a hearing as set forth in Article V of the "Bylaws of the Vineyards at Heritage Homeowner's Association."

To help you make shingle selections and make the approval process more predictable, the ACC has set as a guideline colors in the gray scale. The ACC has also created a list of manufactures and colors they have approved. They are as follows: Manufacturer and Color Pairs and Acceptable Styles

Manufacturer	Color	Styles
Owens Corning	Driftwood	Classic, Supreme or Oakridge
Owens Corning	Estate Gray	
TAMKO	Weathered Wood	Heritage 30 or Heritage 50
TAMKO	Black Walnut	
GAF	Charcoal	Marquis or Timberline Prestige HD
GAF	Weathered Wood	
Atlas Roofing	Heatherstone Gray	StormMaster LM, Stratford or GlassMaster
Certain Teed	Colonial Slate	Landmark, Landmark Special, Landmark Plus and Landmark TL



If you wish to use one of these specific manufacturer and color pairs and a manufacturer listed styles, you must file with the ACC but do not have to await ACC approval to start work. Anything else, you should wait for the decision of the ACC. You may be asked to submit a full-sized shingle to the ACC, as they have found website depictions of colors to be inaccurate. Your Board is working with our management company and our lawyers to develop a strategy to bring those roofs that are not in compliance back into compliance. This strategy will be done in a manner that is as fair as possible to the members who did follow the Declarations and the decision of the ACC, and for those members who did not follow the correct process and are not in compliance. Please, Members, be familiar with your obligations under the Bylaws and Declaration. These obligations are not to some vague association. They are obligations to your neighbors. You may reference the documents at www.vineyardsatheritage.org.

Board of Directors, Vineyards at Heritage

Manager's Corner



My name is Tim Mills and I will be transitioning into managing Vineyards at Heritage. I have been working closely with Meka Bowling to ensure that I am aware of everyone's concerns and expectations. The goal of the Vineyards at Heritage Association and all its' homeowners is to protect property values and the integrity of the community. Premier is delighted to be a part of your home owner's association. Together, we can continue to make Vineyards at Heritage a great place to live.

As we head into the summer season, I wanted to remind everyone of an easy way of keeping Vineyards at Heritage beautiful and a desirable place to live:

- It is a requirement per your CC&R's that all lawns are to be maintained. Please make sure that your lawn is being fertilized, mowed, weeded, edged and watered on a regular basis. If every homeowner puts in an effort we can make this community sparkle! If you feel like you need advice in helping your lawn look its' best, visit your nearest Home Depot or Lowes Outdoor Department.
- Property modifications require an Architectural Control Committee (ACC) Modification Form. Prior to the commencement of any work, an ACC Form must be completed, faxed or emailed to me. The Committee will review the request and respond in a timely manner.

I look forward to serving Vineyards at Heritage in 2011. Please feel free to contact me with any questions, comments or concerns. I can be reached via email at tim.mills@premiercommunities.net, or at 817-380-7002.

Tim Mills
Association Manager

Reduce Home Energy Bills

U.S. homeowners can lower home energy bills, lower federal income taxes and increase home comfort by making energy efficiency home improvements that qualify for up to \$1,500 in federal income tax credits. Consumers who make energy-efficient upgrades can also reduce their personal carbon footprint because using less energy at home means emitting less pollution too.

The federal income tax credits for specific home improvements are available now through 2010, thanks to the American Recovery and Reinvestment Act (ARRA) of 2009. Some important details on the home improvement tax credits include:

- For each type of qualifying equipment, the credit is for 30 percent of the cost up to \$1,500.
- It is a one-time tax credit that can be claimed in part or in whole for tax year 2009 and/or tax year 2010.
- Homeowners who claimed the \$500 credit available in 2006-7 can claim the remaining \$1,000 credit for additional products bought and installed in 2009 and/or 2010.
- There are two basic categories of qualifying equipment—"building envelope" products and heating and cooling equipment.

Summer Repairs

Summer is here, this is usually a busy time with homeowners completing projects and gearing up for the summer season with new pools and patios. Please keep in mind that any and all exterior modifications must have prior written approval from the Architectural Advisory Committee (or ACC). This committee is made up of a group of homeowner volunteers who dedicate their time and attention to detail in reviewing each individual request and making sure it is in compliance with the community's governing documents as well as making sure changes are cohesive with the look of the community. ACC Request forms can be found on PremierConnect™. The committee has up to 30 days to review and make a decision on the request but try very hard to get it done as quickly as possible. With the increased requests received during this time, please keep the time frame in mind and submit your plans in advance so you are not under time constraints. Also, please note that any and all unapproved modifications are considered a violation of your deed restrictions and can result in additional fines, attorney costs, and even the expense of removal of the modification.

Safety Committee Volunteers Needed



During the first two weeks of September, the safety committee will be stopping by your house to distribute a flyer on community safety. They will also be asking for emergency contact information that we update our records with. This will help us in communicating neighborhood wide alerts and other information. Our Safety committee still needs volunteers. If you are wanting to help out, please feel free to contact Randy Stephenson at stephensonrw5@gmail.com

The Vineyards at Heritage 2011 Pool Rules

ACCESS:

Access to the pool/amenities area is for members of the Homeowners Association that are in good standing and their guests ONLY.

HOURS:

Monday thru Sunday 8:00 am to 10:00 pm

RULES:

- Please discard food and trash in receptacles provided.
- No diving allowed
- No running, pushing, or horseplay
- No glass in pool area
- No alcohol allowed at pool area
- No smoking in the pool area
- No animals allowed inside the pool gates
- No loud music and no extension cords
- No hanging from the ladders
- No large flotation devices allowed in pool
- Pool toys only
- Proper swimwear must be worn at all times- children should wear proper swim diapers
- The Homeowners Association reserves the right to deny use of pool to anyone at any time.
- The Homeowners Association assumes no responsibility for the loss, theft or damage to personal property or effects left in pool area.
- The Homeowners Association assumes no responsibility for any personal injury to anyone resulting from use of the pool.
- Pool is for private use only- proof of residency may be required

VIOLATIONS OF POOL RULES MAY RESULT IN DISCONTINUED POOL PRIVILEGES

CHILDREN UNER 14 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OR OLDER

**THE VINEYARDS AT HERITAGE
HOMEOWNERS ASSOCIATION, INC.**

Committee Interest Form

_____: Yes! I want to join a committee!

My Name: _____

My Address: _____

My Phone Number(s): _____
(home) (work)

My E-Mail Address: _____

Please Check One:

_____ **Social Committee** (initiates and organizes social events for the community; holiday parties, community barbeques, pool socials, card clubs, etc.)

_____ **Welcome Committee** (initiates and organizes welcome packets for the new homeowners in the community)

_____ **Communications Committee** (works closely with other committees, welcomes new neighbors, creates neighborhood directory, and helps with the community newsletter)

_____ **Safety Committee** (often works with the local police department, helps form a neighborhood watch, informs neighborhood of any safety concerns)

_____ **Landscape Committee** ('eyes' of the community and advises Premier of any landscaping needs, i.e., broken sprinkler heads, entry lights not working, etc.)

Please return to: **The Vineyards at Heritage HOA**
c/o: Premier Communities Management Co.
1240 Keller Parkway, Suite 200
Keller, TX 76248

By fax: 817-380-7011

By email: tim.mills@premiercommunities.net

Timely Tip for August From Calloway's Nursery

Many gardeners are looking for ways to get the most out of gardening and landscape enjoyment while preserving and protecting our environment. Using an organic approach is simply working with Nature to improve the health of the soil. Healthy soil produces healthy plants; healthy plants produce healthy animals and people!



It all begins with the soil. Organic matter is important to the soil composition. It aids with drainage and helps increase the soil microbe population. Expanded shale is also used to break up hard, compacted clay soils. Calloway's Organic Fertilizer contains seven food-grade meals and can be applied to your lawn and other plantings. Top dress your flowerbeds and containers with our organic mulches. They not only break down slowly putting organic material back into the soil but, they also prevent weeds, conserve moisture and cool the soil during our hot Texas Summers.

For organic solutions, help keep harmful pests in control by using these products. Diatomaceous Earth (D.E.) is a finely ground powder containing skeletal remains of microscopic organisms. D.E. is a natural control for chinch bugs, fire ants, fleas, roaches, slugs, snails and silverfish. Bacillus thuringiensis (Bt) is a beneficial bacteria used to kill cabbage loopers and other caterpillars. Neem oil is an organic pest control solution which will not harm beneficial insects such as bees and ladybugs. Your vegetable garden and fruit trees can be sprayed right up until the day of harvest. These are all products which are safe to use around pets and children.

Visit www.calloways.com for more gardening tips, information and to become a member of our Garden Club! Also, stop by any of our garden centers and visit with a Texas Certified Nursery Professional. Success in the garden is made fun and easy at Calloway's Nursery!

Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our Association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

- The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our Association could be fined if dog waste goes uncollected. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the Association could face a potential special assessment that would be levied against all members—not just dog owners.
- It's common courtesy. Cleaning up after your dogs shows respect for others in our community. Leaving dog poop also encourages other dogs to mark that spot, so one poop can often turn into two or more in the same spot!
- Dog Poop is unhealthy. Abandoned dog poop can host diseases and/or parasites which can infect other dogs who come into contact with it, or be transmitted to people who accidentally step in it and track it home. Disposing of dog poop immediately helps all dogs in Vineyards at Heritage stay healthier, and reduce public concern about feces-borne illnesses.
- Dog Poop biodegrades slowly. Some people think it's okay to leave dog poop because it will break down naturally. However, the biodegrading process is very slow, and especially in our parks where dog owners share the space with the rest of the community, abandoned dog poop can accumulate faster than it breaks down. Especially in the cold weather, poop can freeze and remain where you left it for several weeks to several months.
- Dog Poop pollutes the water. Dog feces, like any feces, contains high levels of nutrients, which actually pollutes the water. Dog Poop left near the water, on a slope that leads to the water, or any place where rain runs into storm drains, eventually spills out to the sea.
- The appearance and quality of the common areas are known to affect home sales, not just whether and for how much they sell, but how quickly.
- The more residents complain about dog waste, the more time your Association Manager must spend on enforcement rather than serving the Association. Your actions set an example for others. When you pick up after your dog, you are part of the solution, rather than a part of the problem. And your actions will help foster the sentiment that it's the right thing to do.



VINEYARDS AT HERITAGE HOA, INC.
C/O PREMIER COMMUNITIES MANAGEMENT COMPANY
3102 OAK LAWN AVE, STE 202
DALLAS, TX 75219



WWW.PREMIERCOMMUNITIES.NET
TELEPHONE: (214) 871-9700
FAX: (214) 889-9980

Association Manager-

Tim Mills

(877) 378-2388

tim.mills@premiercommunities.net



Accounting / Billing questions-

(877) 378-2388

accountservices@premiercommunities.net

Amenities/Reservations Questions-

reservations@premiercommunities.net

Resale & Refinance Certificates-

(888) 679-2500


www.premiercommunities.net/resale.html

After hours Property Emergency number-

(214) 871-9700 ext. 350

www.vineyardsatheritage.org

Red Cross Heat Safety Tips:

- Dress for the heat. Wear lightweight, light colored clothing. Light colors will reflect away some of the sun's energy. It is also a good idea to wear hats or to use an umbrella. 
- Drink water. Carry water or juice with you and drink it continuously, even if you do not feel thirsty.
- Avoid alcohol and caffeine, which dehydrate the body. Avoid using salt tablets unless directed to do so by a physician.
- Eat small meals and eat more often. Avoid high-protein foods, which increase metabolic heat.
- Slow down. Avoid strenuous activity. If you must do strenuous activity, do it during the coolest part of the day, which is usually in the morning between 4 and 7 a.m.
- Stay indoors when possible. If air conditioning is not available, stay on the lowest floor out of the sunshine. Remember that electric fans do not cool, they simply circulate the air.
- Be a good neighbor. During heat waves, check in on elderly residents in your neighborhood and those who do not have air conditioning.



Fall Fling

Keep on the look out for the fall event...

We will be sending out emails to get volunteers. We can't make this happen without the support of the community and our volunteers.

Reasons to Volunteer

- Protect your self-interests. Protect your property values and maintain the quality of life in your community.
- Be sociable. Meet your neighbors, make friends, and exchange opinions.
- Give back. Repay a little of what's been done for you.
- Have some fun. Association work isn't drudgery. Its fun accomplishing good things with your neighbors.
- Express yourself. Help with creative projects like community beautification.

Drink to Your Health ... With Water!

Some nutritionists insist that 80% of the country is walking around dehydrated. We drink too much coffee, tea, and sodas containing caffeine, which prompts the body to lose water. More troubling is the fact that when we are dehydrated, we don't know what to drink. The answer is simple: drink water!