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# The Vineyards at Heritage

A PUBLICATION OF THE VINEYARDS AT HERITAGE HOMEOWNERS ASSOCIATION, INC.

## Violation Corner



With all the bad weather behind us, now is time to dust off all the yard equipment and start back with the landscape maintenance and weed control. Per the governing documents, all yards must be completely maintained which includes but is not limited to:

- Mowing
- Removal of all grass and weeds in flower beds and tree wells
- Edging the lot, sidewalks, and driveway
- Weed treatment of lawn turf
- Trimming of shrubs and trees

Also, we have noticed during our regular property drives that there are many fences in the community in need of repair and/or staining. (See Section 7.4 of Declarations for more detail)

- All missing or broken fence slats must be replaced
- All leaning fences must be properly secured and straightened
- All fences must be stained and should be all one color. This includes staining any slats that are replaced.
- Any changes to the location, height, material, or color of any fence must first receive written approval from the Architectural Committee.

We will be driving the community looking for the above repairs needed and will be sending out reminder notices accordingly.

## New Fine Policy

There have been instances in the past with repeat offenders who continue to violate the deed restrictions over an extended amount of time. In order to help solve that problem, the Board has instituted a new fining policy that will go into effect for 2011. Please understand that these fines will be issued after numerous notifications and will not be given lightly. The goal of this new policy is not to make extra income or harass the owners, but to make sure that Vineyards at Heritage maintains the high standards that we all expect.

The way the fining policy will work is that if there is a violation, the owner will be notified in writing of the infraction and given 10 days to cure it. If not taken care of, there will be a second notice sent and the owner will be given another 10 days to cure. After that, if the violation has still not been taken care of, a certified letter will be mailed to the owner giving them a 30 day warning that a fine of \$50 will be assessed to their account on the 31st date of that letter if the violation is not taken care of.

After this, the Board has several options of how to proceed and the owner can actually end up with a monthly fine, plus legal fees if they still refuse to cure the violation. Some examples of violations that could incur fines are parking boats, trailers or inoperable vehicles in public view, not repairing a damaged fence, unapproved modifications, or not storing trash receptacles out of view. The actual fine policy resolution will be uploaded, onto PremierConnect™ and [www.vineyardsattheheritage.com](http://www.vineyardsattheheritage.com) as soon as it is received back from the County Clerks office.

## Association Dues



Coupon books were mailed out in December to all owners for the 2011 quarterly dues. If you did not receive this, you need to contact customer service. The first quarter dues are already delinquent and late and collection fees have been added. Second quarter assessments will be due April 1st. If you have

questions about your account, need to set up a payment plan, or need to change your mailing address, please call customer service right away at 877-378-2388. We try to send out email blasts before each quarter's payments are due so please contact your property manager to get signed up for the email distribution list!

## HOA –What are the Benefits?

Homeowners associations protect your property values by ensuring compliance with the community guidelines, design standards, and deed restrictions.

- Volunteers within the community work to shape the quality and cohesiveness of your community by forming committees and organizing recreational activities.
- You automatically share the ownership of common property that you may not have purchased otherwise.
- Your dues, along with the dues of other homeowners in the community, provide for the maintenance of the common areas and the association that manages the property for you.
- Many planned communities also have attractive entry features and landscaping, which create a tremendous visual appeal and enhance your property values.

HOA's are "grass roots" organizations often referred to as the most involved form of democracy in America today. Community members elect a board of directors for the association. Many HOA members also serve on committees that oversee the everyday details of managing the association.

We invite you to become more involved in your homeowners association. All committees for The Vineyards at Heritage need volunteers from the community.

If you are interested, please contact Meka Bowling at [meka.bowling@premiercommunities.net](mailto:meka.bowling@premiercommunities.net) with your name and the committee in which you are interested in serving on. This is always a community effort.



### Find Us On Facebook!!



Vineyards at Heritage HOA now has a Facebook page. Just go to Search and type in "Vineyards Heritage" and you will see our page with a picture of the pool.

Get updated information on events in the community. Keep in touch with your neighbors. Find out about local Keller happenings and Lost & Found Pets. The opportunities for communication are endless. Enjoy Positive Feedback and encouragement from the community.

### Check out our Website

The HOA's website has been redesigned and is currently under construction and being updated. Make sure to check back and see our progress!!! [www.vineyardsatheritage.org](http://www.vineyardsatheritage.org)



### Volunteers Still Needed

The HOA would like to host an Easter Egg hunt again this year but we need some homeowner volunteers to help facilitate.

Please contact your association manager at [meka.bowling@premiercommunities.net](mailto:meka.bowling@premiercommunities.net) if you can help out.

## Advertise to Your Neighbors

Advertising will be published in the next available quarterly newsletter ONLY after Premier Communities has received the advertising form with the payment and a copy of the advertisement.

For more information or to obtain a form, please contact Gracette Rivera at [gracette.rivera@premiercommunities.net](mailto:gracette.rivera@premiercommunities.net).

Quarterly Newsletter Schedule for 2011  
(Ads and articles must be received by the following dates)

June 01, 2011  
September 01, 2011  
December 01, 2011  
March 01, 2012

### Dog Gone It!!

We have received several complaints regarding excessive dog barking, pets not being on leashes, and owners not picking up after their pets. As an Association we do what we can to prevent these nuisances but if you have a continuing problem, the best solution is to report the offender to City of Ft Worth Animal Control. All these issues are in direct violation of the city Animal Code and this Department has the ability to keep records of all complaints and has a stricter and more effective fining system where these issues are involved. You can submit a complaint online at <http://www.fortworthgov.org/forms/default.aspx?ekfrm=21020>.

**The Vineyards at Heritage Homeowners Association, Inc.  
Architectural Control Committee  
Property Modification Approval Request Form**

ACC Use Only
Date Rd.
Phase

As each of us bought our property in The Vineyards at Heritage, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. AAC (Architectural Advisory Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The goal of the AAC is to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

**1. ABOUT THE RESIDENT(S)**

Name(s)	
Address	
E-Mail	
Phone(s)	Best time to call

**2. ABOUT THE PROJECT**

Proposed start date	Proposed completion date
Describe the nature of the project (attach pages as necessary)	
Location (attach sketch/drawing)	
Dimensions(include height)	Distance from fences and easements
Colors	Shape
Materials	
Builder	
Other (specify)	

**IMPORTANT:** Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project location and its relationship to property lines, neighbors, construction, easements, etc.

**3. ABOUT THE REQUIREMENTS**

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>		I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a City building permit (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>		This project will require a fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>		Completed project will be visible from the street
<b>Check any that apply:</b>			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed

Homeowner's Signature	Date
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Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Mail, email or fax this request, along with all supporting documents, drawings, photographs, etc. to:

Premier Communities Management Co.  
Attention: The Vineyards at Heritage HOA  
3102 Oak Lawn Ave, Ste 202  
Dallas, TX 75219

<p><b>For additional information call:</b></p> <p>Customer Service 877-378-2388 Fax 214-889-9980</p>
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**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.  
5751 Kroger Dr, Ste 193  
Keller, TX 76244

By fax: 817-380-7011

By email: meka.bowling@premiercommunities.net

## Timely Tip for April Gardeners

Your garden is much like the palette of an artist. The colors you use have the ability to affect our emotions and set the tone of the surroundings. There is no right or wrong way to choosing colors for your garden.

Cool colors such as green, blue and purple provide a tranquil, restful feel to a garden. They are great to use in spaces where you want to relax. Green is soothing to the eye and will complement many of the other stronger colors. It provides stability throughout the seasons. Blue is a receding color and is the first to disappear from view at nightfall so use it in large blocks so it can be seen. Purple evokes the feeling of romance and stimulates imagination.

Warm colors like red, yellow and orange tend to draw attention and excitement. Use them by doors, walkways and in far corners of your garden to draw attention to spots which might be overlooked. Warm colors can also be overpowering to the eye so use them carefully. In cooler weather, red flowers in the garden or in containers will create a feeling of warmth. Yellow is associated with sunshine and is therefore a positive, energy-building color.

White is the color of purity, innocence and cleanliness. It gives the impression that the garden is well organized and well planned. White is an excellent choice for an evening garden where it helps the landscape "stand out" in the shadows. Use white as an accent to other colors.

As you create your landscape design, remember there are other ways to add color to your garden. Colorful ceramic pottery, stepping stones and even decorative mulches add interest and textures to a landscape. Your garden should be as unique as you are so, think outside the box and explore your creative side!

We will be hosting a free clinic in every store on The Hidden Meaning of Color on Saturday, April 30th at 10:15 am. Join us to learn more about the meanings of color! Visit [www.mytexasgarden.com](http://www.mytexasgarden.com) for more gardening tips, information and to become a member of our Garden Club! Success in the garden made fun and easy at Calloway's Nursery!

## Timely Tip for May Gardeners

Color in May comes from more than a bouquet of blossoms for Mom on Mother's Day! Plan ahead and give Mom a living bouquet that changes with the seasons. Blooming shrubs can provide a "pop" of color as well as being a staple item in your landscape.

Ever since the Encore® Azalea arrived on the scene, gardens have been graced with the beautiful blooms of Azaleas from Spring through Fall. This collection tolerates more sun and is more cold tolerant than the average Azalea. Another winner to the plant scene is the Knock Out® Rose and all its siblings. From single to double blooms, this family provides continuous flowers until the first freeze. Low maintenance and attractive foliage, this winner will be here to stay! Hydrangeas offer another look with their large clusters of tiny flowers. There are many new varieties that will re-bloom on old or new wood thus extending the season of flowers. Glossy green foliage makes a lovely background for the Winter blooming Camellia. The showy, sometimes fragrant, flowers add a colorful touch to somewhat drab surroundings. With this line-up of winners there is no reason to have a boring landscape!

We will be hosting a free clinic in every store on Saturday, May 14th at 10:15 am titled "Those Blooming Shrubs!" Join us to learn more about these bloomers and other flowering shrubs.

Visit [www.mytexasgarden.com](http://www.mytexasgarden.com) for more gardening tips, information and to become a member of our Garden Club! Success in the garden made fun and easy at Calloway's Nursery!

## PremierConnect™

[www.premiermgtconnect.com/vineyardsatheritage](http://www.premiermgtconnect.com/vineyardsatheritage)



all of your communities governing documents and forms. Did you also know that there is a FAQ section where you can type in any subject you want more information on and it will show you what section of your CC&R's to refer to. Also- one of the very best features- is that by signing up with your e-mail address, you will be added to our e-mail distribution so you will be instantly notified whenever there is a pool closing, a social event coming up, or any other type of important community information.

If you have not signed onto this great website yet, you are missing out!! This is a website designed to work in conjunction with your community website. By visiting Premier Connect, you will be able to view your personal account information, view violations received, update your contact information, see the community calendar and updates, and have instant access to

If you have already registered, please make sure to take a look regularly to see what is going on in the community. If you have never registered- please e-mail me at [meka.bowling@premiercommunities.net](mailto:meka.bowling@premiercommunities.net) and I will set you up right away! This is a great communication tool and I want to make sure we are taking full advantage!

THE 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

**Senior Association Manager-**

Meka Bowling

(877) 378-2388

[meka.bowling@premiercommunities.net](mailto:meka.bowling@premiercommunities.net)

**Accounting / Billing questions-**

(877) 378-2388

[accountservices@premiercommunities.net](mailto:accountservices@premiercommunities.net)

**Amenities/Reservations Questions-**

[reservations@premiercommunities.net](mailto:reservations@premiercommunities.net)

**Resale & Refinance Certificates-**

(888) 679-2500

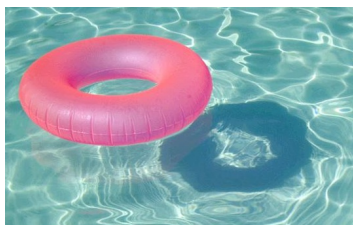
[www.premiercommunities.net/resale.html](http://www.premiercommunities.net/resale.html)

**After hours Property Emergency number-**

(214) 871-9700 ext. 350

[www.vineyardsatheritage.org](http://www.vineyardsatheritage.org)

## Pool Opens May 14th



The community pool will open the second weekend of May for the 2011 pool season. We

will be sending out letters in the next 30 days announcing the pool opening along with a copy of the pool rules. If you do not have a pool card, please email [reservations@premiercommunities.net](mailto:reservations@premiercommunities.net) and they will get one sent out to you. If you have misplaced your card and need a replacement, there will be a \$50 replacement cost. Also, please remember that the pool and HOA amenities are for the use of owners in good standing only. If you have a past due amount owed for your association dues, your card will not be activated for the pool season until this amount is paid.

Please do not hesitate to contact us with any questions!!

## Spring Repairs

With such a tedious winter season, it is wonderful to see the sun finally coming out and know that warmer weather is upon us. With Spring in the air, 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 Committee (or ACA) . 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.

ACA Request forms can be found on PremierConnect™ or on the Vineyard's website. 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 request 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.

