



Estate of Affairs

Outdoor Decorating Contest

Need a little extra dough for the Holidays this year? Want to be the bright spot in the neighborhood? Have you always wanted to be the "Clark Griswald" of the community? December 2010 is your opportunity to really pull out all the stops and be that shining star. This year the Board and Social Committee have decided to hold a contest for the best Christmas/Holiday/Seasonal decorations. The entire neighborhood will be toured by the Board of Directors and a winner from each street will be chosen.

We hope you will have fun with this contest and earn some extra dough to spend. The goal of this contest is to make it fun and keep it simple. The information for the contest is pretty straightforward. The following is the primary outline of the judging:

1. Voting will take place December 19, 2010
2. Categories for voting will include lighting, outdoor decorations and general theme.
3. The three (3) homes with the most votes will earn a \$50 Home Depot gift card.



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Did you know that after a power outage you might need to reset your irrigation sprinkler timer? Like the oven, microwave and all the clocks in your home that may flash PF for Power Failure, if your home is equipped with an irrigation timer you may need to see if the clock on that system is off too. Most of the systems will be fine after a power outage but one zone may change to a default watering time which is the maximum length. We have seen these cycle for as long as six hours in the middle of the day. Imagine how much water is wasted when the water runs for six hours in one place, not to mention how high the water bill could be!



Are you worried that you might need to purchase an insulated cover for your outdoor faucet? The homes built in the area were equipped with anti-freeze hose bibs. Essentially, these are extensions on the end of the valve that allow water and air to escape rather than back up in to the piping of the wall. If it is removed a hose or any other device cannot be put on the bib because the threads are different. They are made to prevent anything being connected until the anti-freeze device is replaced. Adding a cold weather, insulated, foam cover won't hurt and a good rule of thumb would be to disconnect the hose and ensure that all outdoor sprinkler items are put away for the winter months.

Fall/Winter Landscaping

A little groundwork is essential to keeping your yard water-wise and looking great next spring.

Reset Your Controller.

If you haven't already done so, reset your sprinkler system controller to reflect daylight saving time. You only need to water two or three more times this season in the absence of effective rainfall. Watering needs drop dramatically for grasses like Bermuda and St. Augustine which go dormant in the fall and winter.

Walk Your System.

Scan it for clogged, misaligned, or broken sprinkler heads, as well as broken pipes. Make the necessary repairs to prevent water waste. (Continued on page 2)



The 4CSONS Group is now 4Sight Neighborhood Man-

agement. The principals (Todd & Robyn Gschwend) have not changed and the current level of service will not change. The name and a few new services are being added as well as a new web

site. Be sure to visit to learn more! [www.4sightnm.com](http://www.4sightnm.com)



## Did you know?

As you may be aware, the Board of Directors has a long list of items that they are tackling to restore value to the community. As a regular course of action and in partnership with our managing agent, we review the budget and the life expectancy of those common elements in the community and monitor when it is time to make renovations, changes or modifications.

Many modifications are on the horizon for the community in the next few months. The purpose of each is to restore value, provide necessary updates and bring new life to the community. Be on the lookout for those items that will have the biggest impact. The following is a list of those items that are planned to be addressed before next summer. These include:

1. New Pool area shade cover
2. Renovating Pagewynne Entrance landscaping
3. Emergency phone service at the pool (cost reducing, adding wi-fi hot spot.)
4. Secure storage at the community pool
5. Renovating pool restrooms
6. Security/Vandalism cameras
7. Repair pool gate locks

As you may know, a few items that have been complete to date include the removal of shrubbery around the community pool and the addition of privacy screening. In addition, we have added and repaired lighting around the pool and at the marquee entrances. The Fairfield Estates signage has been acid washed and the lettering has been re-painted and outlined. The financial health of the association is very strong and the Board is committed to investing in those activities that will foster community involvement and bring our association closer as neighbors. One of the ways that the Board is planning to do this is through movie nights, the first one being held last October. The yard of the month and other community contests are being re-introduced to bring our neighborhood together as friends.

The Board of Directors invites anyone who has an interest in being involved in one way or another to e-mail or call so that we can utilize your talent. Our Social Committee and Communications Committee is eager to enlist those who have a desire to be involved. If you have any interest please e-mail our neighborhood manager at [manager@4csonsgroup.com](mailto:manager@4csonsgroup.com) or call 972-510-9319.

## Misconceptions about Property Values

Like almost every community in the country, our association is feeling the pinch in the housing market. We'd like to dispel a few common misconceptions about what contributes to the rise and fall of property values.

### Assessments are too high

**False.** Actually, assessments have nothing to do with property values, and high assessments will not turn off potential buyers—if they're educated buyers. Our assessment may be higher—or lower—than a neighboring community depending on many factors. Are we providing more services? Is our property older? What utilities are included in the assessment or do we have more homes?

The more important question is what value are residents getting for their money? To answer that question, the association makes a detailed budget with line-item documentation to all owners and makes it available to potential buyers. A low assessment should be as much a red flag as one that appears too high.

### We have too many renters

**False.** Lenders are required to charge higher rates for loans or deny a loan for homes in associations with renter-owner ratios that exceed a certain percentage. But that doesn't mean renters affect property values. Our association board sees renters as owners-in-training who aren't ready to purchase their homes yet. In fact, renters have all the same rights to enjoy our community as owners—except voting or holding office. We welcome renters, encourage them to participate in association activities and hope they will eventually buy a home in our community.

### Community living is carefree

**True and false.** Association living is maintenance free—leaving community maintenance decisions to a board—but not entirely carefree. Residents need to care about their community and recognize that common-interest living involves service and commitment. Good home owner maintenance increases curb appeal which helps sales and may help property values. However, without committed residents to serve on the board and in other positions, maintenance and curb appeal are quick to suffer.

### Architectural and aesthetic uniformity are necessary to protect property values

**False.** The board's objective is to maintain standards rather than ensure uniformity. Yes, some uniformity is good, but the board believes there is room for individual expression—as long as aesthetic standards are met.

Property values are based largely on comparative values of homes throughout our community. However, we can ensure that our values are at peak levels by assessing adequate fees to maintain our community now and for years to come, by ensuring all residents are involved and engaged in the community and care about the association and by maintaining high aesthetic appeal.

## Continued from page 1

*Schedule a Free Irrigation Check-Up to learn first-hand how to maintain a healthier landscape and increase your sprinkler system's efficiency.*

### Sign Up For Emails.

*We'll send you weekly e-mails based on data collected from Frisco's weather station, to help you keep a healthier landscape from spring through winter. Click here, then select the "Waterwise" category.*

*We would like to help you save water and keep a beautiful landscape. Learn how you can reduce your outdoor water use and maintain a healthier landscape by scheduling a free irrigation check-up with the City of Frisco's Irrigation Specialist. [waterwise@friscotexas.gov](mailto:waterwise@friscotexas.gov)*