



The Voice of Candle Meadow

March 2011

Principal Management Group of N. Texas. - An Associa Company

Candle Meadow Board of Directors

Saidrick Jackson, President
Michael Osborne, Vice President
Deane Charles, Secretary
William Freemon, Treasure
Cedrick Dodd, Director

Maintenance Requests

Principal Management
Customer Service
214-368-4030
8:00 a. m. to 5:00 p. m.
\$10.00 after hours charge
Representative Thomas Armstrong
tarmstrong@principal-mgmt.com
Maintenance requests will be pri-
oritized and addressed as quickly
as possible

Committee Members Needed

The HOA shall have the following permanent committees: Architec-
tural Control, Finance, Landscape
and Maintenance, Bylaws/
Declarations, Community Relations,
Publications, and Recreation. We
need sincere homeowners to volun-
teer to serve on these committees
in order to make our HOA one the
best in the City of Desoto and Dal-
las County. You may submit the
enclosed Committee Form to the
Board and you will be contacted by
a Board Member with further de-
tails.

Date for the 2011 Homeowners Meeting has been set

The annual meeting of the Candle Meadow HOA, Inc. will be held Monday, October 17th, at 7:30 p. m. in the Bluebonnet Room at the Desoto Civic Center. At this meeting the board will present the financial status of our association for the previous year, changes in the by-laws and other matters of importance to homeowners. All Owners are



encouraged to participate in the meeting!

Attendance of 50 percent of owners is required for a meeting quorum. Avoid the cost of a second (recall) meeting and be present, or sign and return the proxy you will receive by mail in August. If it is necessary to hold a second (Special) meeting for elections; that date will be determined within 45 days of the Annual Meeting.

PMG- Maintenance Division

Principal Management Group ("PMG") now provides mainte-
nance services at a reasonable cost to homeowners. Services
include but not limited to plumbing, electrical, painting, gutter,
doors, windows, locks, garages, carpentry and a host of others. To avoid confusion,
Owners are the only ones that may call PMG with maintenance requests for their
homes - renters should contact the Owners. Remember that PMG manages over
400 properties. That equates to thousands of individual units. When you call their
customer service line you should identify yourself as an owner at Candle Meadow.
Please be specific with your maintenance request, along with the exact address of
your home, and a brief but clear description of the problem. A simple mistake of
incomplete or wrong information could cause a delay in the handling of your situa-
tion. Always leave a return contact telephone number.



Insurance



It is highly recommended that both homeowners and renters carry insurance on their homes and property. Renters also are required to follow the rules and regulations of the Candle Meadow HOA. Let's all do our part to keep our community an attractive and pleasant living space for all.

Domestic Animals

Cats, dogs or other animals must abide by the leash law of the City of Desoto. When-
ever an animal is out of a fenced-in area, it has to be on a leash...even if the owner
is present. Each owner is responsible for the immediate clean-up of pet wastes from
the general common areas and your neighbor's lawn

From the City of Desoto . . . and it's FREE!

Earth Month Events

- On April 16th a one day recycling event for paper shredding operation and electronic waste – 809 W. Spinner Road morning hours only...more information available on website www.ci.desoto.tx.us.
- On May 14th the Household Hazardous Waste removal program. Must call main

number 972-230-9600 to get a voucher first.

Other offerings throughout the year

- Mayor's Quarterly Meeting
- Adopt-A-Street Program
- Earth Month Events
- Neighborhood Grant Program
- Citizens Police Academy
- DeSoto Civic Academy

Spring has Arrived!

Spring is here and the Board would like to encourage all homeowners to take advantage of the great weather by spending some time in the park area. Please be reminded that 1) the park closes from dusk until dawn 2) the park is provided for homeowners and their guests only and 3) all rules and regulations governing the park area will be fully enforced by the HOA.



As we approach the growing season please be reminded that the Board along with the help of Principal Management and the City of Desoto will be aggressive in efforts to minimize violations throughout our community. Please refer to the Protective Covenants and Use Prohibitions sections of the Declaration of Candle Meadow.

REMEMBER! Exterior improvements and modifications must be approved by the Architectural Control Committee prior to any work getting done. This includes but not limited to roofing, painting, fencing, solar panels, etc...

Candle Meadow Governing Documents

Many times when a community is established the governing documents are not always as clear as they need to be and certain things are ambiguous and need clarification, changed, or removed. The Board is moving forward with creating a list of the desired changes in our governing documents that will make our community much more manageable and bring clarity as to what is expected of an Owner of Candle Meadow. In the meantime, as we develop sensible solutions to the many areas of concern expressed by homeowners, the Board decided the association will participate in the Eyes and Ears program of DeSoto. A good description of the program can be found on City's website www.ci.desoto.tx.us. From their Home page select Departments, and then select Code Enforcement. In their words the program "calls upon neighborhood groups to assist the Code Enforcement Officer in identifying code violations and recognizing specific enforcement needs as they relate

to the various neighborhoods." A short list of the types of problems that are considered violation of City standards include:

- High weeds and grass
- Oversized Vehicles
- Junk Vehicles
- Overgrown Trees
- Fences
- Parking on unimproved surfaces

Beginning April 1, 2011 the association, acting through its managing agent PMG, will identify problems on owner's lots during inspections, and send reports directly to the City. The City will then use their procedures to evaluate the report and send letter to the Owner of the property on the matter. If problem is not corrected the Owner may be assessed a fine. If you receive such notice, please resolve the issue as soon as possible. And please remember this, it is the responsibility of every Owner to educate their guests, visitors, renters, family and friends of the expectations of the Candle Meadow HOA.

Added Services and Amenities

The board is currently looking into adding additional service at the request of concerned homeowners like:



- Website - Improved website function, content, webmaster with a message Board, Volunteer Directory, Calendar, Financials, Governing Docs, and more.
- Homeowner Elite- A messaging service that allows us to communicate with the masses by voicemail, text, and email. You must provide your contact info to be included in this service.
- Quarterly Newsletter – With current and past updates, recipes, ads for homeowners and businesses, and more.



Laugh In

Is chicken soup good for your health? (Not if you're the chicken.)

What did the chicken do when he saw a bucket of fried chicken? (He kicked the bucket.)

What do you get if you cross a fried chicken with a bull? (Chicken-fried steak.)

Why did the dinosaur cross the road? (Because in those days they didn't have chickens.)