



The Voice of Candle Meadow

May 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, Treasurer

Cedrick Dodd, Director

Date for the 2011 Homeowners ELECTIONS Meeting

In the prior newsletter we incorrectly identified the next meeting of the entire



membership of Candle Meadow. In accordance with the First Amendment of the Bylaws adopted in 2007, Article III, section 3.08 provides that members of the Board of Directors are to be elected every other year, "biennially on the fourth Thursday in the month of August." Therefore we have scheduled the "Election Meeting 2011" for Thursday, August 25, at 7:30 p.m. in the Bluebonnet Room at the DeSoto Civic Center. At this meeting the five seats on the board are up for election to 2 year terms. Other information about the operation and financial status of the association will also be

presented. 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 July.

This newsletter also serves to notify all owners that nominations to serve on the Board are welcome at this time. For a nominee's name to appear on the ballot which accompanies the proxy, such nomination needs to be received by the Secretary, Deane Charles, no later than July 12th. This is in accordance with section 4.03 of the Bylaws. One way to contact Ms Charles is through the manager's office tarmstrong@principal-mgmt.com or regular mail to 604 Daisy Dr., DeSoto 75115



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 prioritized and addressed as quickly as possible

Pool Time

The Board and PMG are working diligently to get the pool ready for the upcoming season. We hope to have everything ready by the end of May. We will provide updates about the pool on the neighborhood website and as soon as the actual opening date is determined, we will post it on the website.



For safety and security reasons, everyone is expected to have a neighborhood ID while in the pool area. If you or anyone in your household does not have an ID card, a board member will be available in the park area on Sunday, May the 22nd and Monday, May 23rd from 6 pm to 7 pm. Anyone who cannot make those dates will have to set up an appointment with Cedric Dodd. You may call the Association Manager's office 682-325-5353, Tom Armstrong, and he will get your name and number to Cedric.

Candle Meadow Homeowners Association, Inc.
ARCHITECTURAL IMPROVEMENT APPLICATION AND REVIEW

Note: To avoid delay, make request as complete as possible or it will be returned for more information or denied as appropriate. Deed restrictions specify that approval must be obtained prior to construction.

Homeowner Name _____

Property Address _____

Mailing address (if different) _____

Phone _____ Alt _____ or email for contact _____

Describe Modification/Improvement Project, including dimensions, location and materials involved

Has owner reviewed Articles IV and V of the Declaration of CC&Rs for the Association? YES / NO

Was the City of DeSoto contacted about necessary permits? YES / NO

Will modification/improvement be visible from the street in front of home? YES / NO

Will this project require temporary removal of fence? YES / NO

Preferred Project start date: _____ Estimated completion date _____

Name, address, phone Number of Contractor(s) performing work:

- Attach copy of contractor's plans and/or drawings for any added structures
- Attach copy of plat survey (site plan) indicating where modification/improvement will occur
- Additional landscaping must indicate name of plants or trees to be added

Acknowledgements are required from any adjacent properties that will be most affected and/or have a view of your proposed change. Should one of your neighbors have concerns about the improvement, they should contact a member of the Architectural Control Committee.

Neighbors Names, addresses and phone numbers	Signature
1. _____	_____
2. _____	_____
3. _____	_____

Owner's Signature submitting completed application and acknowledging information is correct.

_____ Date _____

Property address

This application must be mailed, faxed or scanned and attached to an email to:

Principal Management Group
Attn: Tom Armstrong
9001 Airport Fwy, Ste 450
North Richland Hills, TX 76180
Voice: 682-325-5353 Fax # 817 -654-1717
Email: tarmstrong@principal-mgmt.com

Date Received by PMG: _____
Date Received by ACC: _____

(For ACC Committee Use Only)

ACC Decision (circle one):

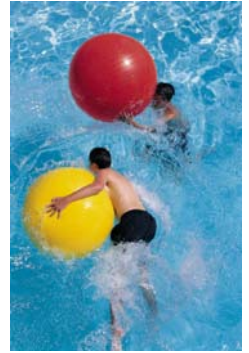
APPROVED DISAPPROVED DENIED PENDING MORE INFORMATION

ACC Authorized Signature: _____ **Date** _____

Reasons or Conditions:

Pool Rules

1. All swimmers age 3 and up must present a valid Candle Meadow pool ID card.
2. All users swim at their own risk.
3. Children under the age of 16 must be accompanied by an adult at all times.
4. Residents who are 18 to 21 years old may only supervise a maximum of 2 children
5. All swimmers are required to wear appropriate swimming suits.
6. Cut off shorts or T-shirts are not allowed in the pool water
7. Pool safety devices are for emergency use only
8. Pool furniture must not be mishandled or removed from the pool area
9. No sharp objects are allowed in the pool area
10. No profane, abusive, offensive language or behavior
11. No running, pushing or horseplay is allowed in the pool area
12. No alcoholic beverages or glass containers are allowed
13. No animals are allowed in the pool area
14. Candle Meadow pool is not responsible for any lost or stolen items
15. No smoking or "Sagging" pants appearance in pool area
16. No food or drinks are allowed in the pool area*
17. Radios, CD players, TVs and tape players are prohibited in the pool area*



* Only allowed for private pool rentals



Reminder Message to Pet Owners

There have been recent complaints about roaming pets again. Whenever an animal is out of a fenced-in area, it has to be on a leash...even if the owner is present. It is a common sense rule, but also a City of DeSoto ordinance. Besides leaving droppings on private property, pets can become aggressive when faced with people outside of their own "family" environment. Let's all help with this, and not be reluctant to report to the City when you see a violation.

Property Modification and Improvements

Did you know that your community has a Committee that helps preserve the appearance of the community by evaluating home improvements before they are made? Information about an Architectural Control Committee ("ACC") can be found under Article IV of the Declaration. It describes the authority and procedure that owners are to follow before they start any change to the outside of their homes. And the basic purpose is for a small group of representatives to ensure a reasonable level of harmony of design appearance within the community. One objective of the ACC shall be to prevent the construction of structures which can reasonably be classified as radical, odd or bizarre. The most common examples of property improvements to be considered are replacing fences, adding a patio cover in back of home, installing a storage building or greenhouse, landscape arbors, bed borders, or extending the width of a driveway. And, yes, any change of paint colors on home needs to be pre-approved too.

The first ACC was formed by the developer, and following ten years from the original development, (or the transition of leadership to that of the resident-elected leadership) the By-laws provide that "...the Board shall create and appoint an

architectural control committee to be an additional permanent committee of the Association, and it shall carry on the function, authority and responsibility of the Declarant-appointed architectural control committee, under the provisions of the Declaration...". Recently the Board approved an application-type form for the evaluation process. It is included in this newsletter. Please make copies if you like, or call the management office to receive the form either by email in PDF format, or a hard-copy through the regular mail.

So, now that our development is "maturing" (and the wind caused heck with fences and roofs), a number of owners are doing maintenance and property upgrades. Remember, if you are planning on making any modifications other than ground-level landscaping outside your home, you will need to submit an Architectural Improvement Application to get approval before you begin construction. Your request will be reviewed by three fellow residents to make sure it is in keeping with the theme of the neighborhood, as well as providing a record of changes in case there are questions in the future.

