



FOUR SEASONS FARM

QUARTERLY NEWSLETTER

ENJOY THE NEWSLETTER?

Many of you have expressed an interest in receiving a quarterly newsletter again, so here we go! To keep costs low, we will offer the newsletter in 2 ways:

Email • Send us your email address with NEWSLETTER in the subject line. Mail to: info@fourseasonsfarm.org. You can also visit the website and sign up there. (Please note: We will never share your email address with anyone, and will only use it to send Homeowner's Association-related materials. You may unsubscribe at any time.)

Website • To view the newsletters, visit www.fourseasonsfarm.org.

If you would like to receive a paper copy in the regular mail, please let us know. We will create a special list for those who do, in order to keep supply and postage costs down.

Also, if you have anything you would like to submit for the quarterly newsletter, please send it in!

GIVE YOUR TREES & SHRUBS A DRINK!

By Jeff Heater, Certified ISA Certified Arborist TX 3508-A
Green Tree & Shrub Care • www.greentreeandshrubcare.com

By now the summer heat has taken its toll on some of your less drought tolerant trees and shrubs. With watering restrictions and extreme temperatures, it seems like a full time job just to keep all your plants alive. Here are a few tips to help relieve some stress on trees and shrubs.

1. **Water deeply** to help the water to reach the entire root zone. Most tree and shrub roots are located in the top 6"-12" of soil. Once or twice a week is sufficient for established trees and shrubs depending on your soil conditions. (See # 6 below for new plantings.)

2. **Split your watering times** if you experience water run-off into the street. Water 12-15 minutes in the morning and then 12-15 minutes in the early evening. Avoid applying water at night if possible which causes the likelihood of developing fungal leaf spot.

3. **Apply a layer of mulch** as wide as possible under the drip line (area from the trunk to the furthest reaching branch.) Apply the mulch 3"-4" thick and occasionally turn the mulch with a rake or pitch fork to allow water to penetrate. This also allows oxygen to reach the roots. Mulch can lower the soil temperatures by 60-80 degrees when the thermometer reaches triple digits.

4. **Avoid piling mulch or soil** against the base of the trunk. Remove any soil or mulch to expose the top of the support roots (roots which hold the tree or shrub upright.)

5. **Apply water evenly** from the base of the trunk to the edge of the drip line. This will allow all of the roots to receive water. Avoid watering only at the base of the tree. This will cause decay or fungus to develop.

6. **Hand-water newly planted** trees and shrubs daily until the roots expand into the

existing soil (usually 3-4 weeks.) Remember to let the soil partially dry between waterings.

7. The best method to judge if your plants are receiving the proper amount of water is to **purchase a moisture meter**. You can purchase one from most local home improvement stores. Water until the meter reads completely wet and water again when it reads almost dry. Test a few areas in your yard and you'll quickly realize that you may be overwatering some areas and not enough in others.

8. **For flower pots**, use a soil with water absorbing gel to help with water retention.

9. Certain tree care companies offer **soil injections** with yucca extract and mycorrhiza to aid in stress relieve for trees and shrubs.

10. Be on the lookout for **leaf diseases and leaf damaging insects**. This is extremely important during drought and high heat. Leaves make the food for the tree and help the tree regulate its temperature. If a tree defoliates, it stops making food and can't regulate its temperature causing severe stress or even death of the tree. Drought stress this season may not be evident until next year or even later. To learn more visit: http://northernwoodlands.org/discoveries/tree_leaves_regulate_their_own_temperature.

One of the tallest trees is the General Sherman which is 275 ft. and nearly 102 ft. round at its base. Thought to be 2400-2700 years old.

A good read for tree those of you who enjoy trees is *The Wild Trees*, by Richard Preston.

OCTOBER/DECEMBER 2011

UPCOMING EVENTS

QUARTERLY MEETING (NEW DATE)

Thursday, Sept. 29th
6:30pm • Kyle Fire Station #2
150 Bunton Creek Rd.



NATIONAL NIGHT OUT PARTIES

Tuesday, October 4th
Phase One: 6pm -7:30pm
Phase Two: 7pm-8:30pm

Join us for treats, fellowship and fun "parade" through the neighborhoods! We will have a Bike & Wagon Parade for all kids 12 and under, with prizes given to the best decorated! Look for us at the tent...we will be hand out treats to all!



COMMUNITY WIDE GARAGE SALE

Saturday, November 5th
8am-2pm

We will handle all the advertising...you just sell your stuff! We will provide signage and an ad in the newspaper.



SPECIAL THANKS...

To all who donated items for the victims of recent wildfires.

Also, thanks to
Chris & Kristin Irvin
who headed up this effort and delivered everything to Bastrop on September 10th.



KEEP IN TOUCH
www.fourseasonsfarm.org
info@fourseasonsfarm.org
Find us on Facebook:

Four Seasons Farm,
Kyle Texas

(LIKE the page, and receive updates in your news feed.)

WHAT'S ON THE BALLOT? 2012 VOTING SESSION TO COME

New Texas House Bills passed this summer have changed the way HOA's regulate certain items, such as **flagpoles and solar panels**. To read the "Overview of 2011 Legislation for Texas POA's", please visit the "TCAA News" tab on this website: www.txcommunityassociationadvocates.org.

We would like to bring our Declarations of Covenants, Conditions & Restrictions (CCR's) into compliance. So, in May, we will update the rules to reflect the new laws.

There will also be a few other items that the Board would like the community to consider at this time. Currently, the Board is reviewing the CCR's, hoping to amend some of the outdated regulations that exist. **In order to change these rules, two-thirds of the community must vote.**

The ballot will be available at the 2012 Annual Meeting, to be held next May. In April, you will be mailed a notice of the meeting, including a proxy containing the items on the ballot. If you cannot attend the meeting, the proxy can be mailed in. There is one vote per household...**and every vote counts!**

In the meantime, we would like to hear from YOU. Please familiarize yourself with the rules as they stand, and *drive around the neighborhood!* Email us or comment on our Facebook page to let us know your concerns and suggestions. We want to keep this a friendly place, where residents are comfortable in the neighborhood...while keeping the community aesthetically pleasing and all of our property values UP!

The September 29th meeting will be the perfect place for your suggestions to be heard, too.

To view a complete copy of the Four Seasons Farm CCR's, Architectural Guidelines & Bylaws under which the Board operates, please visit the "Board & Management Information" tab on our website.

Here, you can also view Meeting Minutes and actions that the Board has taken.

OWN A BUSINESS?

Do you or a family member own a business? We are compiling a **SMALL BUSINESS DIRECTORY** for our residents. Submit your business card and/or logo and information to be featured in the directory. Be sure to mention any discounts that you are willing to give Four Seasons Farm residents! Email entries to: info@fourseasonsfarm.org

LET'S GET TOGETHER!

Some suggestions for participation in our community have been:

Walking Groups

(morning & evening)

Cards or Bridge Clubs

Scrapbooking & Craft Groups

Babysitting Groups

If you would like to participate or help organize a group, please let us know!

We will have sign-up sheets for those interested at **National Night Out** (Tuesday, October 4th!)

MODIFICATIONS COMMITTEE

New construction in the area and cool fall days may spark some interest in home improvement projects. Please keep in mind that most exterior projects REQUIRE APPROVAL from the Modification Committee PRIOR TO STARTING.

Some of the most common improvements REQUIRING APPROVAL are:

- Sheds
- Decks
- Patio expansions
- Gazebos
- Pergolas
- In-ground pools
- Fence expansions
- Permanent landscaping borders.

IMPORTANT: Changes or additions not approved may result in a fine that accrues daily for each day of the violation; not to exceed \$200 per day. For your reference, our fine policy and copy of Architectural Guidelines and Rules can be found under the "Deed Restrictions" section of our website www.fourseasonsfarm.org.

Please submit your request to Property Society as outlined on the website. Please note the Committee has 45 days to review the request (usually takes 30 days or less), so plan accordingly. Feel free to contact the Committee with any questions you may have regarding your project via email at: modifications@fourseasonsfarm.org.

FINE POLICY SUMMARY: Items which have not been approved by the Modifications Committee (see the Architectural Guidelines) are subject to fines. For the third violation of the same provision/rule within 12 months of the previous violation, you will be fined \$25.00. The second violation of the same provision/rule within 12 months of the first violation will be fined \$50.00. All subsequent violations of the same rule within 12 months of the last preceding violation shall incur a fine of \$100.

A Note From the Board...

We have received a lot of feedback lately regarding recent developments in our neighborhood. We just wanted to address some concerns that we have received via email.

As a new Board, our first priority is to ensure our community is kept safe, neat and clean--this requires us to enforce the Declaration of Covenants, Conditions & Restrictions (CCR's.) All homeowners, upon closing of their home, receive a copy of these regulations. As a Board, our main duty is to enforce these regulations so our property values are kept up and the appearance of the neighborhood is maintained.

At the 2011 Annual Meeting, where we were elected, many homeowners expressed their frustration about the relaxed approach to our deed restrictions. They requested that a stronger stance regarding infractions be taken, as they felt that property values were declining and the community was becoming unappealing. We feel that in order to enforce some of the more unsightly violations (such as trailers in driveways, trash cans stored in front yards and disabled vehicles in driveways,) we must enforce all the violations according to the CCR's. We are treating each case individually.

If you feel that your modification is in harmony with the aesthetic beauty of our community and you would like the opportunity to keep that modification, please fill out the appropriate form and submit it to the Modifications Committee. The form (which lists the process for doing this) can be found on our website under the "Modifications & Beautification" tab. The Committee will review your request and respond within 45 days (even though some requests are generated sooner.) Until your modification is approved, it is considered a violation.

Regarding the construction of new homes throughout the neighborhood, we were not involved with the developer's decision to work with any particular builder. Through his ownership of remaining lots in the neighborhood, he was able to sell the properties to a builder of his choice. Since June 2011, his representative is no longer part of the Homeowner's Association Board of Directors. At the annual meeting held on June 9th, 2011, five new Directors were elected to the Board.

It is not our intent to discourage anyone from participating in the HOA. We, like you, are residents who would like to see things turned around for the better. Please know that we appreciate all feedback and look forward to everyone's participation in our community.

Sincerely,
Four Seasons Farm
Board of Directors, 2011-2012