

2022 FALL NEWSLETTER

The latest update on your neighborhood



Welcome To Fall!

Hello neighbors! We are excited to share with everyone the good news for our neighborhood and the many opportunities for all of us to get together. We have collaborated with the Homestead and Lakes neighborhoods HOA and we will be inclusive of all our events. Let us know if you would like to volunteer! Please go to the SIGNUPGENIUS LINK or Scan QR Code below and let us know what events you want to participate in!!!

<https://www.signupgenius.com/go/10C0E4BA5A72FAAFDC52-little>



Classic Update!

Nicole Hardeman is our Association Manager for our community. Nicole brings with her more than 25 years of experience in real estate management and is currently reviewing all Association documents, policies, and practices. For communication going forward, please be sure to send all requests and correspondence to Nicole.

Nicole R. Hardeman Phone: 817-640-2064 X1203
Email: nicolehardeman@classicpm.com

New Website!

www.estatesoflittlebear.org

Thank you Jim Rogerson for all of the time and effort it has taken to update the website. This has also saved the homeowners money!



Welcome to the Neighborhood!

Clements Family!
Deoliveira Family!
Kadiwal Family!
Pirani Family!
Zhu Family!

REMINDERS



UPCOMING EVENTS

Parking: Remember that the City of Euless require enough room for Firetrucks to come down our streets and to make turns. Please park in your driveway, and your garage. Also, as a reminder, Texas law states all cars must point in the direction of traffic when parked on a city street.

Flag: If you would like a durable flag pole and holder- contact Jim or Jan Rogerson They will put your flag up for you or order and install an address solar light fixture!
Janb2310@gmail.com

ARC Forms : Don't forget to fill out ARC forms before making any changes or updates to your house. For example, are you painting your house, getting a new roof, taking out a tree? If you're making a change, you need an ARC form. This form is found on our website. Look under Resources/GoverningDocuments/ARC form
www.estatesoflittlebear.org

- SEP 17** Green Belt Clean up
9 am -12 pm
- SEP 24** Neighborhood Garage Sale
8am - 2pm
- OCT 31** Halloween Chili Cookoff!
6 pm, Gathering Spot
- NOV19** Green Belt Clean up
9 am-12 pm
- DEC 4** Cocoa and Cookies
Time TBD

CHECK OUT WEBSITE TO STAY CONNECTED THIS FALL WITH US!

Greenbelt - Ponds and wildlife

We have been experiencing some growth in population with our beloved ducks. We have seen evidence of bread left on sidewalks or near the ponds. Although the ducks enjoy bread it is harmful to their health. Bread can cause malnutrition and painful deformities if consumed too much also, it pollutes waterways, and attract rodents and other pests.

DO NOT feed ducks bread, chips, crackers, donuts, cereal, popcorn and other similar bread-type products and scraps.

DO: Feed ducks cracked corn, oats, rice, birdseed, frozen peas, chopped lettuce, or sliced grapes. These foods are similar to natural foods ducks will forage for on their own.

Have fun with our fowl.

Introducing Gathering Spot!

This is a space where all neighbors can gather for events!



Board Members

Werner Straub President

Jan Rogerson Vice President - David Lawwill Treasurer

Carmen Simpson - Kristin Bonenberger

Classic Property Management

Association Manager - Nicole R. Hardeman



817-640-2064 X1203



NICOLEHARDEMAN@CLASSICPM.COM

Words from our President!

After a long hot Texas summer, I know that we are all looking forward to cooler weather this Fall. Our Social Committee has coordinated with neighbors in our sister HOA, The Homestead, to provide us the opportunity to get involved in various social activities, as noted elsewhere in this newsletter. I can think of no better way to meet our community neighbors than participating in those activities that interest you and your family. Suggestions for other activities are always welcomed by our Board Social Committee headed by Carmen Simpson and assisted by Kristin Bonenberger.

We have all seen costs rising everywhere. HOA costs are no exception. We have seen increases in utilities and all contractor costs, both within the HOA and the Greenbelt. I would like to thank the many homeowners that help us keep costs down by volunteering their time, efforts, and facilities. Jan and Jim Rogerson have developed our Estates website with much more flexibility than we had before, and included wonderful pictures too. This has saved us \$75/month on website services through our Property Management company. A community website is a mandatory TX State requirement as well as having a valid email address on file for each homeowner.

To be more effective and to save costs, the Board has decided to communicate with our homeowners primarily via email, except for official notices. Please make sure we have your updated and correct email addresses to ensure that you receive our communications. Homeowners have offered storage space for holiday decorations saving us \$700-\$1000/year. Happy volunteers have helped put up and take down decorations, saving us at least a further \$600- \$1000. Board members and homeowner volunteers have performed such jobs as turning off sprinkler systems after a rain, changing community light bulbs, learning to do emergency gate functions and make gate adjustments, often saving service calls of over \$350/visit, picking up trash along our sidewalks and common areas, and participating in Greenbelt clean-ups. These are just some of the activities, big and small, which have allowed us to keep within our budget this year. We are also putting a modest amount aside each month into our Reserve account to be able to fund future major community maintenance or replacements. We have no other surpluses in our Budget, which is stretched very thin at the moment. Your help in even little things like reporting a broken sprinkler head or running water could provide the HOA, or your neighbor, considerable savings on the next water bill. Report anything of concern to nicolehardeman@ClassicPM.com.

Finally, as the weather cools, and we enjoy walking through our neighborhoods and Greenbelt again, say hello to any neighbors you may meet. Let's make a point of getting to know each other better. The social activities lined up are a great place to start! Join in, even if you can only stay a short while.

