

# APRIL DOVE CREEK HOA Newsletter

## Pool Construction Progress



Updates as of 4/15 from Project Manager  
Estimated Completion - June 2025

Site Utilities: Started

Parking Lot Poured

Sheet Rock: Started

Flat Work: Working on Sidewalks

Keep an eye out for Pool Opening Date

### NEXT STEPS

Pool Decking

Irrigation

Landscaping

Final Clean

City CO

911 Phone Line

Turn Over to HOA / Walk Thru



## PLAY AREA INSPECTION & MULCH REFILL

We've requested an inspection of the play area and based on recommendations from both the city and the inspector, the mulch will be refilled for safety and maintenance. In the meantime, we are working with various vendors to collect quotes and schedule the work

## Free Sprinkler System Check

**Starting May 27, 2025**

The HOA has coordinated with the City of Frisco's Commercial Sprinklers Department to schedule FREE sprinkler system inspections for community open areas. This proactive check will help identify water leaks and support ongoing irrigation.

## Landscaping & Maintenance Vendor Optimization



Due to persistent issues with lawn mowing and landscape maintenance in open areas, the HOA has begun identifying new vendors who can provide more reliable and accountable services. We've shared these updates with residents to maintain transparency as we move forward with vendor evaluations.

This time, we are taking extra care to ensure both irrigated and non-irrigated areas are properly addressed - specifically for weed control applications and consistent mowing schedules across the entire community.



## Curb Repair Update



The HOA team reported a long-standing curb break near the intersection of Glade Hill Dr. and Norodonna Dr. to the City of Frisco Public Works Dept. We're happy to report that the city is now addressing the issue.



If you notice any additional curb damage in the community, please notify the HOA or report it directly to the Frisco Public Works Department.



## **Pond & Greenbelt Water Flow Assessment**

The HOA has engaged Frisco's Storm Water Division to inspect and evaluate the condition of our community ponds. We raised concerns about the lack of low-flow concrete channels, which are critical for proper drainage and preventing weed and grass overgrowth.



A City Engineer, along with a team of specialists, is scheduled to conduct an on-site inspection on April 24th. During this visit, we will also address water retention concerns in adjacent greenbelt areas and collaborate with the city to explore long-term solutions.



## **Community Sign Board Repairs**

Due to recent heavy winds, several community sign boards became loose, with a few falling. The HOA team promptly contacted the Frisco Public Works Department, and all affected boards have since been repaired across the community.

If you notice any additional damaged or loose signs, please notify the HOA or report them directly to the Frisco Public Works Department for timely attention.

[publicworks@friscotexas.gov](mailto:publicworks@friscotexas.gov)

## **Solar Light Realignment & Replacements**

The realignment & replacement for failed solar lights is scheduled for April 25th. Although the HOA initiated this request back in March, the electrical vendor's schedule has been delayed

In the meantime, we kindly ask residents to avoid approaching the electrical poles, as we've observed that a few brackets are damaged and may pose a safety risk.

## **FORMATION OF NEW COMMITTEES**

To strengthen community engagement and promote transparency, the HOA Board has initiated the formation of new Committees. We sincerely appreciate the enthusiasm of residents who have already signed up.

Committee Members will be notified shortly, and collaboration with Essex and the HOA team will begin soon to incorporate their valuable input.

## **City Park Handover & Cricket Games**

The Developer has informed us that the initial meeting for the city park handover to the City of Frisco has been rescheduled from April 11th to May 2nd. Once the handover is complete, the HOA will coordinate with the city departments to explore temporary use of the park for cricket and other recreational events.

## **Safety Reminder Bike Riding Precautions for Children**

We kindly urge all parents to ensure their children wear proper safety gear including helmets and other protective equipment - while riding bikes. With increased traffic in and around the community, it's essential that children follow all traffic rules strictly to stay safe.

## **Future Community Projects**

The HOA Board is actively reviewing several potential projects aimed at enhancing property value and amenities across Dove Creek. We are currently conducting feasibility and financial studies & will continue to share updates as plans develop.