



Pool Construction Progress

The pool construction is progressing as planned. The building is 75% completed with the pool being gunited this week. As well as starting on Grade work, site utilities, and working to get power established with Oncor. We are anticipating the pool to be completed within 30-45 days and the HOA opening for residents to enjoy mid-July, weather permitting. We appreciate everyone's patience as we move toward completing this exciting amenity.

Play Area Inspection & Mulch Refill

A recent inspection of the community play area has been completed. Necessary repairs and mulch refilling are scheduled over the next few weeks. Residents will be notified once dates are finalized.

Pond & Greenbelt Water Flow Assessment

The City of Frisco's Storm Water Division has completed its inspection of the ponds and greenbelt areas. Preliminary feedback was provided on pond drainage, and we are continuing to work with the city for further recommendations on greenbelt management.

Reserve Account Setup

The HOA is in the final stages of selecting a new reserve account. The account is expected to be opened in June 2025, with initial deposits to follow soon after.

Landscaping & Maintenance Vendor Optimization

After reviewing proposals from seven different vendors based on service quality, pricing, and overall value, we have made changes to improve landscaping services in Dove Creek.

We are pleased to announce All Seasons has been selected as our new landscaping vendor, replacing D&D. Their team has already started work and is demonstrating consistent, on-time service.

Please report any landscaping concerns to Essex so they can coordinate with the vendor directly.

Free Community Sprinkler System Check

The City of Frisco recently completed a free inspection of all sprinkler systems in Dove Creek's open/common areas. All Seasons has been assigned to perform the identified repairs and expected to be completed in the coming weeks.

Community Sign Board Repairs

The HOA team contacted the Frisco Public Works Department regarding damaged sign boards in the community. The affected boards have since been repaired and restored throughout the neighborhood.

Appreciation to Fellow Residents

- A big thank you to Gireesh, who proactively removed hazardous, overgrown trees near the community walking path and along the shared builder installed fence, improving safety for all. We encourage other residents to take similar action when needed.
- Thank you also Hazarat for reporting a tree damaged by beavers near the pond on Single Leaf Dr. The HOA is now working with the City of Frisco to implement preventative wildlife solutions.





Safety & Security Reminder Summer Vigilance

As summer brings more activity to Dove Creek, we ask all residents to remain alert and cautious while out and about.

Frisco Police have noted chain-snatching incidents in nearby neighborhoods over the past few years. Please avoid wearing visible, high-value jewelry when walking, especially during early mornings or evenings.



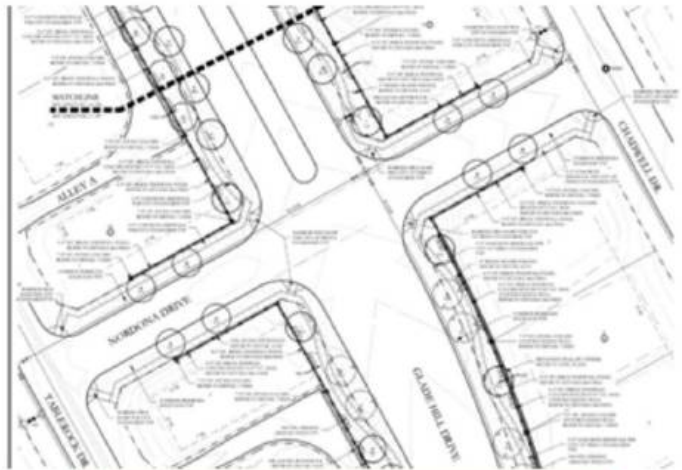
Tree Mulch Maintenance Update

The mulch recently added around the community trees by D&D was included in the 2024 budget. After a consultation with an expert arborist recommendations were provided to extend mulch coverage around tree bases for better root health and water absorption helping prevent long-term damage and costly replacements.

Please report any tree related concerns to Essex through the "Contact Us" tab on the Association's website.

Tree Maintenance in HOA-Maintained Areas

Just a reminder: No resident-owned trees are being serviced without authorization. All current tree work is for HOA-managed common areas and is based on the community's approved landscaping plan. These maintenance activities have been part of ongoing HOA-managed care. For questions, please contact Essex.



Seasonal Flowers at Entrance

We've added seasonal flowers at the Dove Creek entrance to enhance curb appeal and beautify our community's main entrance.

Tree Replacement Update

Dead and fallen trees are scheduled to be replaced in the coming months, during the recommended planting season. Some trees under warranty will be replaced at no cost to the community.

Thank you for being an active and supportive member of the Dove Creek community. Your continued involvement and support help make Dove Creek a thriving and connected community. We're proud of all we're achieving together and look forward to a safe, fun, and relaxing summer season!

Enjoy Your Summer!

Take some time to enjoy a well-earned summer break with fun family adventures! Here are a few great ideas in and around Dallas:

- LEGOLAND Discovery Center, Grapevine
- Dallas Zoo
- Perot Museum of Nature and Science, Dallas
- Klyde Warren Park - Great for lunch and outdoor games
- Dallas Arboretum Splash Garden - Cool off while exploring beautiful gardens



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