

# CHAPEL CREEK RANCH

## NEWSLETTER

April  
2024

### COMMUNITY WEBSITE

[www.chapelcreekranchhoa.com](http://www.chapelcreekranchhoa.com)

Here you can find the ACC Request form, governing documents, link to pay dues, and the latest news.

To be notified of events, when you create an account, you must check the box "Send me electronic emails and newsletters from the association"

### **Making a Change? Submit an ACC**

If you're making a change to the outside of your home please make sure to submit an ACC application for review and approval.

Visit [chapelcreekranchhoa.com](http://chapelcreekranchhoa.com)

### **Management Team**

Monte McCaslin, Community Manager  
[monte@legacysouthwestpm.com](mailto:monte@legacysouthwestpm.com)

Damian Power, Compliance Inspections  
[damian@legacysouthwestpm.com](mailto:damian@legacysouthwestpm.com)

Shannon Ratliff, Administrative Asst.  
[shannon@legacysouthwestpm.com](mailto:shannon@legacysouthwestpm.com)

Make a payment online today by visiting  
[lswpm.cincwebaxis.com](http://lswpm.cincwebaxis.com) or mail payment to  
Chapel Creek Ranch HOA  
c/o Legacy Southwest  
Property Management  
PO Box 294047  
Lewisville, TX 75029-4047



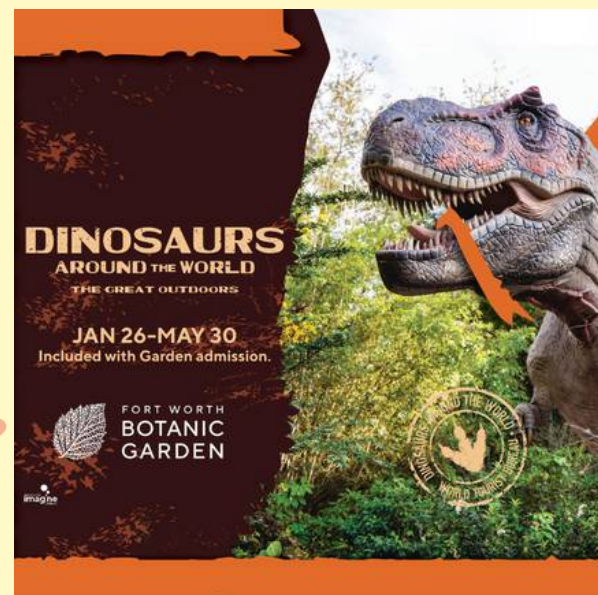
### **UPDATES & EVENTS**

April 11 Board of Directors Meeting

April 19 7pm Spring Fling-See Flyer attached

We are looking for volunteers to serve on the social and Architectural Control Committees. Contact Monte at [monte@legacysouthwestpm.com](mailto:monte@legacysouthwestpm.com) or sign up at the Spring Festival

The Board is getting bids to add a shade structure to the green space. This would be funded by a one-time special assessment of around \$200.00. We will discuss at the April 11th board meeting and have a survey to fill out at the Spring Fling.



# CHAPEL CREEK RANCH NEWSLETTER

April  
2024

## April is...

### Autism Awareness Month

April 1st: April Fools Day  
April 2nd: World Autism Awareness  
April 8th: Solar Eclipse  
April 9th: National Unicorn Day  
April 11th: Board Meeting  
April 13th: National Peach Cobbler Day  
April 15th: Tax Day  
April 19th: Spring Fling  
April 22nd: Earth Day  
April 23rd: World Book Day  
April 25th: World Penguin Day  
April 30th: Adopt a Shelter Pet Day

## Community Reminders



Gentle reminder to pick up after our canine family members when they are out and about in the neighborhood.



### Portal Registration

Pay assessments online, see ACC status, contact your management staff, etc.  
<https://lswpm.cincwebaxis.com>.



### Trash & Recycling Collection

All garbage, recycling, and yard waste must be at curb by 7am on Wednesdays. Collection can occur anytime between 7am and 7pm. Please store garbage cans out of view of the community when it's not trash pickup.



### Bulk Trash

Bulk trash fourth Monday of the Month.



If your home sustains damage from weather, please reach out to management to give an estimated repair time.

## April Community Calendar

	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

## Peach Cobbler

1 cup self-rising flour  
3/4 cup granulated sugar (plus 2 tablespoons for topping)  
1/2 cup butter, divided and melted separately  
1 (29 ounce) can of sliced peaches in heavy syrup



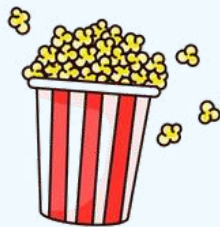
- Preheat the oven to 350 degrees.
- In a medium-size mixing bowl coarsely mix the flour, 3/4 cup of the sugar, and 1/4 cup melted butter together. You can add a dash of cinnamon here if you want too.
- Sprinkle about one-third of the flour mixture on the bottom of an 9x9 baking dish. The flour mixture will slightly mix with the syrup of the peaches while baking and thicken it up a bit.
- Add the peaches with their juice to the dish. If you like your cobbler on the dry side don't add all of the liquid.
- Sprinkle the top of the peaches with the remaining sugar/flour mixture. Sprinkle the top with the remaining 2 tablespoons sugar. Drizzle with the remaining 1/4 cup of on melted butter on top of the batter. There will be a lot of liquid and it will look wet. Don't worry, the flour mixture will soak up the liquid.
- Bake for 40-45 minutes or until the top is golden brown and bubbly. Let cobbler sit for at least 5 minutes before serving.
- Serve with a scoop of vanilla ice cream.

<https://www.the-girl-who-ate-everything.com/easy-peach-cobbler/>

Spring Fling  
April 19th



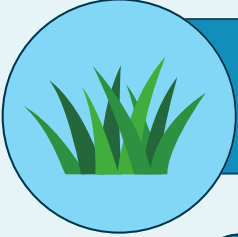
**Event begins at 7pm with a meet and greet and a movie at 8:30pm with free popcorn**



**Tasty Steaks food truck will be on site with great food available to purchase and Shake Shake Sweet Treats ice cream truck will also be here to cure your sweet tooth!**



# A RESIDENTS GUIDE TO Property Maintenance

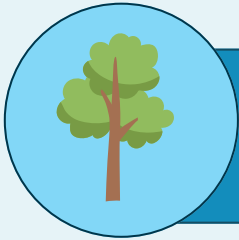


## GRASS

Grass must be mowed, edged and free of weeds.

## CLEAN YARD

Yards should be well-kept, clean and free of loose trash and debris.



## TRIMMED TREES AND BUSHES

All trees must be trimmed at least 7ft above any sidewalk and 13.5 ft above the street, bushes should be neatly trimmed.

## VEHICLES

Junk and inoperable vehicles are not permitted. All vehicles must be parked on an improved surface. No vehicles are allowed to be parked on the grass or side yard.



## FENCES

All fences must be well maintained, no missing or broken slats or panels.

## OUTSIDE STORAGE

Shall not be located in the front yard and must be screened from public view. Furniture, appliances, and trash may not be stored outside.



## PAINT AND SIDING

Paint must be well maintained without chipping and siding must be intact.



## TRASH

Trash cans may not be set out at the curb before 6pm the day before collection, and must be removed by 7am the day after collection. Bins must be stored out of view of the street per City Ordinance.

