

CHAPEL CREEK RANCH

May 2024

NEWSLETTER



COMMUNITY WEBSITE

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

UPDATES & EVENTS

We are looking for volunteers to serve on the social and Architectural Control Committees. Contact your property manager, Monte at monte@legacysouthwestpm.com

Just a Friendly Reminder...

2.11 Maintenance. The Owners of each Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep their Lot and all Improvements thereon in good condition and repair and in a well-maintained, safe, clean, and attractive condition at all times. Such maintenance includes, but is not limited to the following, which shall be performed in a timely manner, as determined by the Board, in its sole discretion: Prompt removal of all litter, trash, refuse, and wastes. Lawn mowing and edging. Tree and shrub pruning. order. attractive. good repair. 2.12 Replacement of dead trees and other dead landscaping. Watering. Keeping exterior lighting and mechanical facilities in working Keeping lawn and garden areas alive, free of weeds, and Keeping planting beds free of turf grass. Keeping sidewalks, curbs, walkways, alleys and driveways in Complying with Applicable Law. Repainting of Improvements. Repair of exterior damage, and wear and tear to Improvements.

Management Team

Monte McCaslin, Community Manager
monte@legacysouthwestpm.com

Damian Power, Compliance Inspections
damian@legacysouthwestpm.com

Shannon Ratliff, Administrative Asst.
shannon@legacysouthwestpm.com



MAY 2-5, 2024 AT TRINITY PARK
FREE ADMISSION THURSDAY

Tickets are required for entrance into the Mayfest festival each day Friday thru Sunday.

ADULTS (ages 13+): \$12

CHILDREN (ages 3-12): \$7

SENIOR CITIZENS (age 65+): \$7

TODDLERS (2 and under): FREE

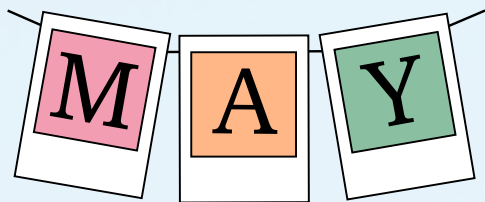
MILITARY DISCOUNT: Presented by Lockheed Martin, active, retired and veteran services members with valid Military ID, Veteran endorsement on a State-issued ID or Driver's License, or a copy of a DD-214 will receive FREE admission for you and up to 3 family members each day of the festival.

A Note from Code Compliance

Ordinance § 12.5-302 Blowing grass clippings into the road is a Code Violation. It's very easy to cut your grass in a way that doesn't blow the clippings into the road. You can cut the grass so that the discharge chute is aimed back at the yard. And if you don't want the clippings in your yard, simply rake them up. You won't be able to keep every single blade of grass in your yard, but that's understandable.

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Mental Health Awareness Month

May 3rd: National Space Day
May 4th: Kentucky Derby
May 5th: Cinco de Mayo
May 6th: National Nurses Day
May 6-12: Teacher Appreciation Week
May 10th: Military Spouse Appreciation Day
May 12th: Mother's Day
May 15th: Peace Officers Memorial Day
May 18th: Armed Forces Day
May 27th: Memorial 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.

Cowboy Cookies

1 cup shortening (recommended Crisco)
1 cup granulated sugar
1 cup brown sugar
2 eggs
1 teaspoon vanilla extract
2 cups all-purpose flour
1 teaspoon baking soda
1/2 teaspoon salt
1/2 teaspoon baking powder
2 cups rolled oats
1/2 cup chopped pecans
1 (6-ounce) package chocolate chips



- Preheat the oven to 350 degrees.
- In a large mixing bowl with an electric mixer, cream the shortening, granulated sugar, and brown sugar.
- Add eggs and the vanilla and beat until well blended.
- Stir in the flour, baking soda, salt and baking powder.
- Add oats, nuts, chocolate chips and coconut, mix until combined.
- Spoon cookie mixture onto greased foil lined cookie sheet.
- Bake for 8-10 minutes.
- Transfer the cookies to a wire rack to cool.

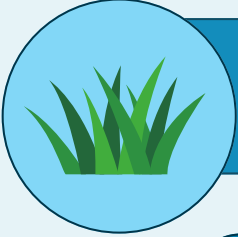
<https://www.foodnetwork.com/recipes/cowboy-cookie-recipe-1945816>

MAY

Sun Mon Tue Wed Thu Fri Sat

			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		

A RESIDENTS GUIDE TO Property Maintenance

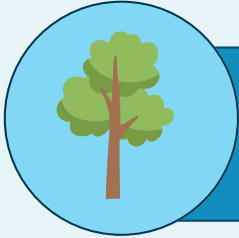


GRASS

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.

