



Meridian Messenger

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Meridian Homeowner's Assoc.

FFFF Sponsors:

- * Tony's Pizza & Pasta, The Colony 469.362.1913
- * Party Time Rentals, Lewisville 972.691.1805
- * Bounce For Fun, North Dallas 469.633.1500
- * Donut Palace, Flower Mound 972.906.9792
- * Action Alarm Solutions, The Colony 469.362.2800
- * TCHS Cheerleaders

Tips to keep rodents out:

- * Store garbage in metal or heavy-duty plastic containers with tight lids.
- * Clean up the weeds around shrubbery to reduce shelter areas.
- * Inspect your home for holes and cracks—easy access for rodents to gain entrance.
- * Remove food from counters and store cupboard staples in heavy plastic or glass containers.

Community Events—Social Committee

Saturday, October 1st marked the first ever Community Sale in Meridian. There were 19 residents who had a successful sale selling everything from a car to socks!

Thank you to Tina K, Stephanie T, Janet J and JT J for their hard work on the permits, signage and the awesome MAP!

These people stepping up is what made it successful. Hopefully they will help plan a 2nd Annual Community Sale in 2012!

The 3rd Annual Fall Fun Fright Fest was a tremendous success. Every event seems to be bigger and better, but this one truly was

the best one yet!

Unfortunately, there was an issue with the vendor who was to supply the animals for a petting zoo and pony rides and therefore, they were unable to attend. But, the Social Committee pulled together some ideas of other activities for the event.

The main reason for each and every event is for the community to work together, pull together and get to know one another.

Thank you to the vendors who are listed to the left for working with us on pricing & timing!



Meetings are 1st Tuesday of the month

Over 70 people guessed How Many Candy Corn and Sage who was the 6th person to guess was correct at 1024! She and her family are enjoying the container and its contents!

Do you have any feedback or ideas for future events? Then the Social Committee NEEDS YOU!

Please join us to plan some fun in 2012! First meeting will be Tuesday, Feb. 7th check website for details.

These four people attended the first community meeting to form committees in October 2008.

They have continuously & tirelessly put together almost 20 events.

Karen Mirsky, Saul Freedenberg, Erynn Keenen and Cathy Murray

Many thanks to the Social Committee! In need of new faces & fresh ideas for a fun 2012



Meridian Homeowner's Assoc.

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I would like to start by wishing you and your family a happy holiday season. The Meridian HOA board has been very busy working on a few items this past quarter. The first and most important was the 2012 budget. I am happy to report that there will be NO quarterly dues increase for the 2012 year.

Progress on the City Park is going great. This will be a fantastic addition for the community. Also, the board has been working on new Texas laws. Please check out the website soon for new updates regarding these laws.

Finally, I want to thank the committee members for all their hard work this year. Please remember that we are all homeowners who volunteer. To continue to make this community a great place to live we need more people! Please check out the website, talk to a current board or committee member and get involved!

Thank you, Saul Freedenberg,
President of Meridian HOA

Who is Who? What is an HOA?

Federal Law—EVERYONE in the USA must abide by them (i.e. don't block a walk way Handicap Act)

State Law—While in Texas living or visiting you must abide by them (i.e. New HOA laws which say online voting must be an option)

City Rules & Regulations—While in Lewisville living or visiting you must abide by them (i.e. do not run sprinklers during freezing conditions)

Homeowners—person or people who own a single family dwelling in Meridian

Residents—person or people who rent or lease a single family home from a homeowner in Meridian.

CC&R's—Covenants, Conditions & Restrictions. Provided at closing (or before if you asked) to each Homeowner and currently on the HOA website. Written before a single house was sold to any homeowner.

HOA—Homeowner's Association a Texas nonprofit corporation.

Board of Directors—Homeowners who volunteer their time to serve on the board after they are elected at an Annual Meeting

ACC—Architectural Compliance Committee to see that Homeowner's are following the CC&R's. Same rules apply to ALL homeowners. A committee of Homeowners who volunteer their time, but currently members of the Board of Directors.

HOA Assessments—each homeowner is required to pay quarterly and used for expenses pertaining to the HOA and are overseen by the Board of Directors

Quorum—number of people required in attendance to have an official board or annual meeting or to have a vote.

Voting—at annual meetings to make changes to the current CC&R's, but

must meet quorum.

CMA Management—the company that the Meridian HOA Board of Directors hires and pays to help collect Assessments, sends out Notices, etc.

Notices—sent to homeowners who are not complying with the CC&R's.

Fines—applied if HO's do not correct noncompliance.

Social Cmte—homeowners who volunteer their time to meet monthly and plan Events such as Block Party and

Fall Fun
Fright Fest!

It's all about the Homeowner! Get involved!

There is NO "THEY" because they are YOU!!!



Please be sure your dues are paid in Full!