



FALL NEWSLETTER

CRAWFORD FARMS FALL 2019

WHAT'S TRENDING

As summer ends and fall starts to blow in my craving for a warm cup of coffee or creamy hot chocolate starts to creep up on me more than usual. When this happens, I think about Axiom Coffee. Why? Because my wonderful neighbors rave about it, of course! Axiom is a company that gets its organically grown coffee beans from the mountainous mile high region outside Tegucigalpa, Honduras on Mount Ebenezer by World Gospel Outreach. The organization employs single moms to harvest the beans and also houses a community of neglected and abused children where WGO hires both Americans and Hondurans to provide full time care for the children, bilingual education, comprehensive medical care, and counseling. The goal of WGO is to raise Honduran citizens that will become future leaders in Honduras. Axiom's vision is to provide a great coffee and service to the North Fort Worth and Keller community, while also making a positive impact on the less fortunate in Honduras.

When you get that craving like I do, drop into Axiom for a Latte, Espresso, or Tea. One neighbor praised the peppermint avocado gluten free brownie. You can also try their seasonal drinks like the ones they have had in the past featuring the honey lavender latte or rose latte. They have hundreds of custom options to suit everyone in your family. If you don't want to wait for fall, try one of their iced teas or iced coffees before the summer is out. Enjoy!

-Connie Chatelain

<http://axiomcoffee.com/>

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Slow Down: Back to School Means Sharing the Road

An article from the National Safety Council

School days bring congestion: School buses are picking up their passengers, kids on bikes are hurrying to get to school before the bell rings, harried parents are trying to drop their kids off before work. It's never more important for drivers to slow down and pay attention than when kids are present – especially before and after school.

If You're Dropping Off

Schools often have very specific picking up/drop-off procedures for the school year. Make sure you know them for the safety of all kids. The following apply to all school zones:

- Don't double park; it blocks visibility for other children and vehicles
- Don't load or unload children across the street from the school
- Carpool to reduce the number of vehicles at the school
- Never block driveways

Sharing the Road with Young Pedestrians

According to research by the National Safety Council, most of the children who lose their lives in bus-related incidents are 4 to 7 years old, and they're walking. They are hit by the bus, or by a motorist illegally passing a stopped bus. A few precautions go a long way toward keeping children safe:

- Don't block the crosswalk when stopped at a red light or waiting to make a turn, forcing pedestrians to go around you; this could put them in the path of moving traffic
- In a school zone when flashers are blinking, stop and yield to pedestrians crossing the crosswalk or intersection
- Always stop for a school patrol officer or crossing guard holding up a stop sign
- Take extra care to look out for children in school zones, near playgrounds and parks, and in all residential areas
- Don't honk or rev your engine to scare a pedestrian, even if you have the right of way
- Never pass a vehicle stopped for pedestrians
- Always use extreme caution to avoid striking pedestrians wherever they may be, no matter who has the right of way

Sharing the Road with School Buses

If you're driving behind a bus, allow a greater following distance than if you were driving behind a car. It will give you more time to stop once the yellow lights start flashing. It is illegal in all 50 states to pass a school bus that is stopped to load or unload children.

- Never pass a bus from behind – or from either direction if you're on an undivided road – if it is stopped to load or unload children
- If the yellow or red lights are flashing and the stop arm is extended, traffic must stop
- The area 10 feet around a school bus is the most dangerous for children; stop far enough back to allow them space to safely enter and exit the bus
- Be alert; children often are unpredictable, and they tend to ignore hazards and take risks

Sharing the Road with Bicyclists

On most roads, bicyclists have the same rights and responsibilities as vehicles, but bikes can be hard to see. Children riding bikes create special problems for drivers because usually they are not able to properly determine traffic conditions. The most common cause of collision is a driver turning left in front of a bicyclist.

- When passing a bicyclist, proceed in the same direction slowly, and leave 3 feet between your car and the cyclist
- When turning left and a bicyclist is approaching in the opposite direction, wait for the rider to pass
- If you're turning right and a bicyclist is approaching from behind on the right, let the rider go through the intersection first, and always use your turn signals
- Watch for bike riders turning in front of you without looking or signaling; children especially have a tendency to do this
- Be extra vigilant in school zones and residential neighborhoods
- Watch for bikes coming from driveways or behind parked cars
- Check side mirrors before opening your door

By exercising a little extra care and caution, drivers and pedestrians can co-exist safely in school zones.



Resident Star!

In July you may have noticed a posting on our community Facebook page with a request for school supplies and backpacks to donate school supplies to children in need in collaboration with the Boys and Girls Club of Greater Tarrant County. Then there was another post, and another, and another. This was a request from our wonderful neighbor, Caryn Freer-Sloan, who is our featured Resident Star.

Caryn kept posting because of the generosity and support she was receiving from her Crawford Farms friends and neighbors. She was initially overwhelmed, but then set a modest goal of 24 bags filled with supplies. She came up with that number when she received a box of 24 sets of crayons on her doorstep. That goal was met and exceeded, quickly. It wasn't long before we had another update. In just 3 days 28 bags were filled! So onward and upward she went to set a goal for 50 bags. Two days later she was set to fill those 50 bags. Her dedication to promote, collect, and fill the bags had to be a lot of work, but the posting of an endearing video of a shopping trip with her daughter and husband not only showed she had the support of her family, but that she was receiving a plethora of support from the neighborhood and friends. It was so wonderful to see her cart overflowing with school supplies that would help so many in need. It was also obviously time for a new goal, 75 bags, and that same day Caryn reported that goal was met and she was going to go for triple digits! Caryn continued to update us on deliveries, shopping, and monetary donations received. It was a joy to see so many give and shower Caryn with deliveries to help her reach her goals. She coined the word "Amazoned" and had an impressive use of emojis in her posts, I personally think that helped. Caryn also spoke with neighborhood teachers to add and collect items they had recommended. Caryn's hard work paid off and she was able to fill 103 backpacks for local boys and girls in need. What an amazing feat! The backpacks were eventually delivered to the Boys and Girls Club of Greater Tarrant County. The initial post was on July 21st and Caryn collected, organized, filled, packed, and delivered all the bags by August 13th.

Caryn Freer-Sloan, your neighborhood and your HOA board applauds your efforts and dedication. You truly have set an example for all of us both young and old. Thank you for reaching out and making the lives of so many children and their families a little easier this school year.

What's New with the Association?

This has been a whirlwind of a season for Crawford Farms and now is a good time to summarize all that has happened and what is next for our community!

Pool

This of course, has been the most forward-facing issue this summer. We opened the pool as scheduled, passing all inspections from the City of Fort Worth Health Department in the first week of May. The first report of skinned toes from a resident came in Memorial Day weekend and the Association responded quickly to address the issues. First, we closed the pool with the suspicion that broken glass had been deposited on in the pool. The Association's pool contractor reported that there was not glass in the pool, but rough patches in the plaster were causing the abrasive texture and causing skinned toes. Management started seeking proposals to resurface the pool plaster to cure the issue, but that work would require the pool to be closed, drained and renovated for 4-6 weeks. At the same time, we needed to see if there was an interim solution that could safely get the community through the pool season. With the heat of the summer and interest in pool use from the community, it was clear that a pool closure would be a disappointment to everyone. Management and the Board have tried to ensure the pool closure would not affect the summer pool season.

The board approved modified hours and instituted mandatory use of water shoes to protect our homeowners from injury and mitigate risk. We whole-heartedly understood that this was not an ideal solution yet it was better than total closure. Shortly after that, the board approved an interim solution of "underwater diamond polishing". We closed the pool briefly and had the pool plaster surfaces carefully polished to reduce any abrasive areas and hopefully address the issue, but the vendor stated that depending on the degradation of the plaster, the polishing work might not solve the problem. The Board wanted to explore all options that could keep the pool open for the summer, so trying the polishing work was executed in June. Hours were spent in the pool, attempting to recreate the reported injuries of skinned toes due to the abrasive texture to compare the experience after the polishing work to before the work was completed. Unfortunately, shortly after the polishing work was completed, management experienced discomfort related to walking on the pool plaster surface that was like the original reports, before the polishing work was completed. The board decided to keep the water shoe requirement in effect, keep the pool open for the summer with extended hours with the goal of closing the pool at the end of the season for resurfacing and renovation work to be completed. The board reviewed proposals from three vendors of pool plaster vendors and selected Roberts Pool Service for the work, scheduled to start October. The board appreciates the community's understanding and patience as these unforeseen circumstances have come up this summer. Our apologies for any frustration, disappointment or

confusion that the residents have experienced, and we look forward to a grand reopening of the newly renovated pool in the summer of 2020.

Our Monument

During a landscape inspection with our committee, we discovered masonry degradation at the north monument at the Riverside Dr. roundabout. We called in a mason to evaluate the retaining wall. We then learned that the monument itself was pulling away from the wall and more complicated than originally believed. The board has contracted a project manager to procure bids for remedy. We anticipate those bids to go before the board this fall.

Our Private Park

The gated area at 10332 Crawford Farms Dr. has long been an issue discussed by residents and the board at annual meetings. The board has begun investigating what the cost would be do re-work the area into what homeowners were promised as a functional greenspace. This was attempted some years back, but the quotes were outdated and did not include true engineering and applicable agency permitting in the cost. The board has contracted a project manager to procure bids for comprehensive solution. This was completed this spring, but before the board made a decision, they wanted to know if this is truly what the community would like to see happen to the area and discuss the expense for the project with the membership. The board held an informal open forum on July 10, 2019, where an overhead and a maximum cost of engineering/ permitting were presented. The board will vote whether to go forward with this estimate once the Reserve Study results are available. This vote should also happen this fall in conjunction with the 2020 budget workshops.

Our Masonry Walls

Management and the board planned on starting that efforts to repair/rebuild some of our most degraded masonry walls along Riverside Dr., and Golden Triangle and communicated that anticipated work to the community in January of 2018 and 2019. You may have noticed that did not take place this year. During the bidding process for the wall repairs, the unforeseen issues with the pool began to present themselves. Due to the unbudgeted expenses related to the pool, this maintenance has been postponed for this fiscal year and will likely be re-prioritized for 2020.

Our Tornado Damage

Father's day was wonderful for some, but brought an EF-0 tornado through the heart of our community. There were many homes affected with roofing and fencing damage. Luckily, our damage was mostly structural, and no injuries were reported. Our Architectural Control Committee acted swiftly and put out a statement that waived "like for like" repairs given that there is no change to color, design, height, etc. We did sustain damage to a significant amount of the furnishings at the pool. The

board voted to open an insurance claim to replace the damaged pool tables and chairs. That claim is still ongoing at this time. We also sustained quite a bit of tree damage to the greenbelt, mostly in the 4225 Wexford parcel. This land belongs to the city, and we were able to request removal of damaged and downed trees from the city. This tree removal work has occurred, but there are some things that we are still mitigating in this area, such as the exposed stumps and dead limbs. Your continued patience is appreciated while the Association coordinates repairs to the area with the city.

Our Water Mitigation

It is no secret that Crawford Farms is rife with natural springs. It is easy to see throughout our community in green spaces and around hardscapes alike. What is causing issues is pooling of that water, as well as other runoff water, in the greenspace and on the sidewalk at Tapestry St. The Tapestry issue will be largely easier to resolve than the greenspace as the water tributary can easily be managed and then the sidewalk repaired. Unfortunately, after engineer evaluation, there are too many tributaries to the greenspace to manage the water without undue cost and effect to the natural beauty of the area. Sidewalk repair would only be a temporary fix and cost prohibitive. The board is evaluating signs to alert residents of the danger and mitigate risk.

What's On Deck?

Throughout the fall season, the board will be focusing on the 2020 budget, the new reserve study, and infrastructure repairs of the pool, and monument. In September, the board will go into budget workshops to draft the 2020 budget. The goal is always to match our income with our expenses. Common area components have started to show signs of age as the community has matured, so the board is focusing efforts and resources on repairing and renovating the existing infrastructure to ensure increased useful life over time. The new, full reserve study that is being conducted to facilitate long term planning of expenses should now accurately assess all the community's assets as well as its useful life. Concurrently, setting a schedule of when major common elements should be repaired and replaced and how much reserve funding the community will require to perform those tasks. This will assist the board in their fiduciary duties in making the best decisions for the future of Crawford Farms and its wonderful amenities.

Community governance by the board of directors is a challenging volunteer experience, but the dedication of the board has been evident throughout the year. Easily, our board has put in over 1000 volunteer hours to act as one governing body for the betterment of the community. It is always a joy to work with them, and the work that they accomplish, deserves much more recognition than one article. Thank you to the Crawford Farms board of directors for making the community a great place to live!

-Association Manager, Brandy Adams

Lifestyle Manager's Corner

Hi there, Crawford Farms, this is your friendly Lifestyle Manager! Well, we made it to fall, and so far it's been a great year full of exciting events!

This year, "love" has been a common theme in the neighborhood. Love was in the air at the annual Daddy Daughter Dance. It was packed full of wild little princesses, donated sweets, and some seriously bad dance moves from the dads. Take the word "bad" as you want, but either way, heart eye emoji faces were flying all over the room. Speaking of heart emojis, how much did we love the band "Monkey Love" at the Concert in the Park! Crawford Farms was also infected by the "Love Bug" this year. Side effects of this bug included spreading joy and love by anonymously giving gifts to other neighbors for no reason at all. We suspect Valentine's Day had something to do with it. In addition to showing love to our neighbors, we also gave back to the community by holding a very successful blood drive in our own neighborhood, which benefited blood banks throughout North Texas.

We felt the burning heat of love in our hearts for our neighbors, but also from the hot Texas sun. My eyes were opened to a whole new world of dance moves when we had the Ice Cream and DJ Dance Party at the pool at the beginning of the summer. I learned two things that day: 1.) I will never be coordinated enough to do the "floss" and 2.) To a child, there is no such thing as too much ice cream. Finally, we simultaneously dove into the wonderful world of Disney and into the community pool, as we held our annual Dive in Movie and enjoyed "Mary Poppins Returns" poolside.

We've done a lot this year, including some yoga with goats, and crowning a new Crawford Farms BBQ King, Doug Ogden, but there are more events still to come for the rest of the year. Make sure to stay in touch through the E-news and Crawford Farms Facebook page. As always, if you have an idea for an event, or want to be a volunteer on the social committee shoot me an email at melissa.rodriguez@fsresidential.com.



Natural Ways to Cool Your Home

With the high cost of energy, trying to keep your house cool during the dog days of summer can be quite costly.

These natural ways to help keep your home comfortable are easier on the environment and your wallet.

HAVE IT MADE IN THE SHADE

One of the smartest ways to help keep your home cool is to plant deciduous trees where the sun shines the most on your house. When the leaves are in bloom, they'll provide plenty of cooling shade. When they shed in the winter, they'll allow the sun to get through to help warm your home. By having trees in the right location, you can reduce your air-conditioning needs by 30%, according to the USDA Forest Service. You should also plant shrubs to keep the lower portions of your house in the shade.

USE YOUR WINDOWS WISELY

During the day, it's best to keep the windows closed and the shades or blinds drawn to help keep the hot air outside from pouring in. Reflective curtains, solar shields or shutters are also effective ways to prevent the sun from beating in and heating up the house. At night open your windows and draw the drapes so you can let the cooler evening air into the house and enjoy the refreshing summer breeze. Also, consider installing roof vents to ventilate your attic and help the heat escape.

KEEP THE HEAT OUT OF THE KITCHEN

Even though it's insulated, your stove can disperse plenty of heat, so try to cook outdoors on the grill as much as possible. This will help keep the kitchen and surrounding areas more comfortable during the summer months. If you grow tired of barbequing, eat cold meals like hearty salads with fresh vegetables, beans, cheeses and fruits. Also, avoid using the toaster oven or the drying cycle on your dishwasher as they can turn up the heat in the kitchen.

COOL OFF WITH CEILING FANS

Ceiling fans are a great way to get the air circulating inside to help cool your home. They operate at a fraction of the cost of air-conditioners, so it pays to have them in as many rooms as practical. Try opening the basement door and placing a floor fan near it to draw the cooler air up into the main floor. This will also help to bring the temperature down during the heat of summer.



Dog Days of Summer

When it is so hot all you want to do is get in out of the heat, yard work is a four letter word. No one wants to be outside in triple degree heat if they can help it, but this is the perfect time to grab your favorite cold beverage, and in the late afternoon or early morning stroll through your yard and take some pictures. Take pictures of what you like best about your yard and what you like least. Take pictures of that part of the yard you avoid the most and take pictures of your favorite areas. Take pictures of the front, the back and the sides of your house. Is it what you want it to be? Chances are there are some areas that you avoid because they are just ugly. We all have them. Even some of the nicest yards in the neighborhood have problem areas that need work.

WHAT TO DO? WHAT TO DO?

This is the time of year to sit down and do a little daydreaming about what you want to change about your yard. Maybe, you're tired of all the shrubs you have to keep trimmed. Maybe, you're tired of looking at that bare spot under your trees in the front yard. Maybe you're just tired of trying to keep all the green, green.

Make a list of everything you love and hate about your yard. Everything you love highlight in yellow or green and everything you hate underline in blue or black. Everything you have in blue or black needs to be transferred to a to do list. If your 'to do' list has more than five items on it, rank each item in order of importance starting with one as most important. If number one is "hate the backyard", spend some time thinking about what it is about the back yard that you hate. This may generate a new list that needs to be prioritized.

Following the "hate the backyard" example, go inside your home and look out your windows and see what part of the yard is most visible. Concentrate on that portion of the yard for your first project. If all you see is grass and weeds and a wooden fence that needs repair, don't despair.

The point of all of this is to create a 'to do' list that is manageable. Start small. Now is a good time to apply weed killer. Be careful to follow package instructions. Check with a local nursery for what will work with the grass you have. In September fertilize your grass. Water according to your city's schedule and water in the early

morning. It's amazing how good a well-kept lawn looks. Make plans to repair or replace your fence. An attractive fence and well-kept lawn is a great starting point for turning an eyesore into a pleasant view.

If you still have no idea how to proceed, find a landscape specialist, consultant, coach or architect to work with. Find someone with experience that is familiar with the area and who is willing to work with you to create a plan. If you want to learn how to do it yourself, look for a consultant or coach who will teach you what you need to know to be successful.

Maintenance projects for August and September

AUGUST:

- Treat for grub worms immediately. (Consider beneficial nematodes as an organic way to treat for grubs.)
- Prepare beds for fall vegetables if you have a garden. Begin planting.

SEPTEMBER:

- Buy spring bulbs when available. Refrigerate tulip bulbs until time to plant.
- Fertilize your lawn
- Begin pruning trees and shrubs to improve shape.
- Divide Irises beginning mid-September
- Watch for fall army worms and treat if needed.
- Begin preparing houseplants to be brought in when the weather begins to cool down for fall.
- Divide or transplant perennials that are not blooming

Classic French Onion Soup



INGREDIENTS:

- 5 tablespoons olive oil, divided
- 1/2 teaspoon pepper
- 1 tablespoon butter
- 1/4 teaspoon salt
- 8 cups thinly sliced onions (about 3 pounds)
- 24 slices French bread
- (about 3 pounds)
- baguette (1/2 inch thick)
- 3 garlic cloves, minced
- 2 large garlic cloves, peeled and halved
- 1/2 cup port wine
- 2 cartons (32 ounces each) beef broth
- 3/4 cup shredded Gruyere or Swiss cheese

PREPARATION:

1. In a Dutch oven, heat 2 tablespoons oil and butter over medium heat. Add onions; cook and stir until softened, 10-13 minutes. Reduce heat to medium-low; cook, stirring occasionally, until deep golden brown, 30-40 minutes. Add minced garlic; cook 2 minutes longer.
2. Stir in wine. Bring to a boil; cook until liquid is reduced by half. Add broth, pepper and salt; return to a boil. Reduce heat. Simmer, covered, stirring occasionally, for 1 hour.
3. Meanwhile, preheat oven to 400°. Place baguette slices on a baking sheet; brush both sides with remaining oil. Bake until toasted, 3-5 minutes on each side. Rub toasts with halved garlic.
4. To serve, place twelve 8-oz. broiler-safe bowls or ramekins on baking sheets; place 2 toasts in each. Ladle with soup; top with cheese. Broil 4 in. from heat until cheese is melted.

Sweet Potato Cream Cheese Bars



INGREDIENTS:

- 1 package white cake mix (regular size)
- 3 large eggs, divided
- 1 cup chopped pecans, toasted
- 1 can (14 ounces) sweetened condensed milk, divided
- 1/2 cup cold butter, cubed
- 3 cups cooked and mashed sweet potatoes (about 3 medium)
- 1 package (8 ounces) cream cheese, softened
- 2 teaspoons pumpkin pie spice
- 1/2 cup sugar

PREPARATION:

1. Preheat oven to 350°. Combine cake mix and pecans; cut in butter until crumbly. Press mixture onto bottom of a greased 13x9-in. baking dish.
2. Beat cream cheese, sugar, 1 egg and 2 tablespoons milk until smooth; set aside. Stir together sweet potatoes, remaining eggs, remaining milk and pie spice; pour over pecan mixture. Dollop cream cheese mixture over sweet potato mixture. Cut through cream cheese mixture with a knife to swirl into sweet potato mixture.
3. Bake until set and slightly golden on top, about 45 minutes. Allow to cool completely; chill before cutting into bars.