



Turnbridge Manor Quarterly

Volume 3, Issue 1

April 20158

Published by Turnbridge Manor & 4Sight Property Management

Turnbridge Manor is professionally managed by 4Sight Property Management. The Board of Directors has complete oversight for the daily operation of the association. If you have questions, comments or concerns, you are encouraged and welcome to send those to 4Sight or the Board directly.

To get in touch with 4Sight you may call (469) 287-8583

For other important numbers see the Turnbridge Manor website.

or send a note to

HOAinformation@4SightPM.com

Turnbridge Social Committee



Save the date for some great social events coming up this spring. More details on time & location will be posted on Facebook (<https://www.facebook.com/groups/turnbridgemanor/>) and emailed.

⇒ Street Parties: Sunday, April 22nd

These potlucks have become a neighborhood favorite! Each street across Turnbridge Manor will host their own street party at the same time on April 22nd. We need 1 household per street to volunteer their yard for the event. If you would like to host this spring, please contact Rebecca Lucas at rlucas@gmx.com.

⇒ Pool Party: Sunday, June 3rd

Celebrate the end of school and start of summer at the pool! There will be food, fun and lots of splashing!



⇒ Spring Garage Sale: Saturday, May 5th

Get ready and plan your sale from 8a.m. to 3p.m.

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Be sure to send your e-mail to 4Sight to ensure you receive all electronic communication.

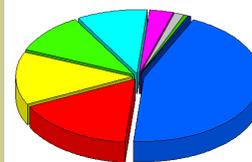
Where Assessments Come & Go....

Revenue



Assessment Income	80.2%
Reserve Fund	12.8%
Late Fee & Fine Income	5.1%
Administrative Income	1.9%
Total:	100.0%

Expense



Landscape	44.6%
Utilities	16.2%
Pool	13.6%
General & Administrative	10.4%
Reserve Contribution	9.5%
Insurance	3.4%
Permits & Filing Fees	1.3%
Common Area	0.6%
Legal	0.3%
Community Events & Activities	0.0%
Accounting & Tax	0.0%
Total:	100.0%



Landscape Language

Plant of the Month

German Iris: It won't be long before our beloved iris will start blooming. With the crazy back and forth cold/warm weather, our pretty iris friends aren't quite sure when to appear; however, they will indeed be here! These tough plants stay green through the cold winters as well as hot summers then pop out those colorful blooms in spring. Although the bloom cycle is short lived (several weeks rather than months) the iris is a welcome addition to any landscape especially those looking to conserve water. Iris come in many colors and combinations. There are also tall varieties as well as short and these plants will last for YEARS in the landscape. They can be divided as they spread and can be shared!

Lawn Weeds

Goodness, where did all those weeds come from! If somehow you missed the window for putting out pre emergent herbicide at an earlier time, you might be seeing an abundance of lawn weeds.....specifically Dandelions. Those pretty little flowers will be setting seed pretty soon so it is really important to either mow before that or treat with post emergent herbicides. They can really spread fast!

Landscape Tips

Complete winter cutbacks and/or rejuvenation pruning (see below). Do a full irrigation audit prior to spring green up. Add mulch to all beds as needed to bring up to 2" depth.

Add compost topdressing to all lawn areas after scalping at end of the month. Mid month, add seed (Bermuda) to any bare areas in a common Bermuda lawn. After last chance of frost, set out pots in landscape. After last chance of frost, lay solid sod (Zoysia or hybrid Bermuda). Don't forget your ACC request first.

Question: I have heard that it is OK to "top" my asian jasmine. Is this true?

Answer: Most definitely, yes. After jasmine has gotten over 9-10" in height, it is very beneficial to top it with a string trimmer or even to mow it (if your mower deck will raise this high). Do not worry if the plants look as though they are nothing but twigs. They will quickly flush back out. Do this in March or early April. This will cause the plants to thicken up and produce more leaves.

Bluebonnets

It won't be long until those friendly blue Texas flowers will be appearing on roadsides and in fields throughout Texas. The seeds are sewn in the fall and lie "sleeping" until adequate temperatures and rains cause them to germinate. Fortunately many retail garden centers also sell these plants in 4" pots for those who want to take the short cut to getting them growing. Good luck and happy photography (who can resist putting their children or pet in a blooming patch?)

Reminder: the next assessment is due on July 1st. Be sure all payments are sent to: 4Sight Property Management Processing Center
P.O. Box 94973 Las Vegas, Nevada, 89193-4973



2018 Meeting Dates

Board of Directors

March 14

April 11

May 9

June 13

July 11

CHUNK YOUR JUNK

*The next Chunk Your Junk will happen on **Saturday, April 21**, alongside the Clean It and Green It Earth Day event. Chunk Your Junk will take place from 8 a.m. until 12 p.m. at IKEA (7171 IKEA Drive). Frisco residents with a utility billing account can donate, recycle or throw away common household items.*

Did you know? Many of the same items can be disposed of at Frisco's Environmental Collection Center on Wednesday's 2-5 p.m. and Saturdays from 8 a.m.-1 p.m. To learn more about what Frisco accepts during open hours, [click here](#).



2017-18 Board of Directors

Brad Henderson
President

Tiffani Monell
Vice-President

Curtis Shaw
Secretary

Andrew Carrigo
Treasurer

Tara Doering
Director

With Spring just around the corner, you'll see more kids out enjoying the weather. Please remember to drive slow and keep your eyes open.



No Bull – Bull's Eye How to Clean Your Fence

When wood fencing is exposed to the elements, over time it can gray and result in an unsightly appearance. The majority of the grayed, dirty look of wood fencing is caused by mildew. Below are suggestions as to how these problems can be improved upon with pretty gratifying results.

To get the most life and prolong the cleaned appearance of your fence, after cleaning apply stain. Things you will need:

- Power washer that can be set to 1000psi or below-too much pressure can erode the softer tissues of wood, deteriorating your fence
- Plastic sheeting (not needed if using oxygen bleach)
- Fence & Deck Brightener (available at home improvement stores), bleach or oxygen bleach
- Garden (Hudson) sprayer Plastic bristle scrub brush for stubborn stains
- Water hose Protective gloves
- Protective goggles Clothing to protect skin

Instructions:

Spread plastic sheeting under the fence to protect your grass from the fence brightener cleaning mixture. Dripping cleaner can kill your grass. Once you start using the power washer, the cleaner will be diluted enough to wash away without harming the grass and nearby plants. If using oxygen bleach no plastic is needed. If you choose to use a laundry bleach/water combination, this can be harmful to plants.

Put on gloves to protect your hands from chemical cleaner and goggles to prevent getting overspray in your eyes. Clothing covering body from spray or splash is advised.

Mix commercial fence & deck brightener with water, as directed on the product, in a garden sprayer. Follow manufacturer directions.

For tough jobs, or to save a bit of money, you can mix one part bleach with two parts water but take care of vegetation.

If using oxygen bleach, fill a bucket with one gallon of warm to hot water to best dissolve. Add 8 oz. of oxygen bleach to the water, and allow it to dissolve. Apply the oxygen bleach mixture to the fence with the garden sprayer as well.. Allow it to sit on the fence for 10-15 minutes. Don't let it dry on the surface. Lightly scrub the surface before rinsing.

Spray the cleaning solution liberally on the fence wood.

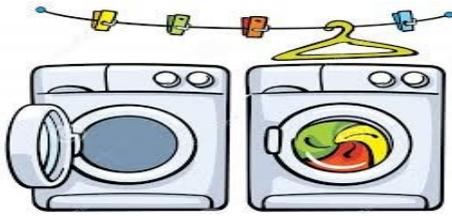
Wait for the wood to start to brighten. You should be able to see the gray disappear from the wood after several minutes. If using a commercial deck brightener, wait for the amount of time stated in the directions before using the power washer. Avoid having the commercial brightener or the oxygen bleach dry on the surface of the wood. They could leave residue and prevent proper adhesion or absorption of sealers. Bleach/water solution should not leave a residue.

Set the power washer nozzle to the widest fan setting. This will help prevent damaging the wood.

Use the power washer to strip the dirt and grime from the wood and rinse away the cleaning solution. Do not set the sprayer higher than 500-1000psi. Be very careful to hold the tip of the power washer wand far enough from the wood to prevent gouging and pulverizing the surface. Start at least 12 inches from the wood and work your way closer until the power washer is effective but not harming the wood.

Dispose of the plastic sheeting. If you leave the plastic on the grass for very long, the grass will die.

Clean your wood fence every three to five years for optimal results. Additionally, please adjust your sprinkler heads so they do not hit your fence, resulting in unattractive color variations and to protect your fence longer.



Appliance Care - by OneGuard

Keep your washer and dryer in great shape to get the most out of your investment. We've got a few tips for you to help keep them humming as though they were new!

Washing Machine Care Tips:

- ☑ Leave the lid of your washing machine open between washes- this will prevent bacteria and mold build-up in the machine. This is especially important for front-load washing machines, as well as high efficiency machines.
- ☑ Rub the seals and inside walls of your washer with white vinegar once a month. This prevents soap and bacteria build up.
- ☑ Most household washers are not meant to wash heavy loads like bed spreads, comforters or rugs. Take those items to the high capacity washers at a laundry mat or to the dry cleaners.
- ☑ Be sure to use the proper detergent, especially for high efficiency machines, as well as the recommended dosage.
- ☑ Replace your fill hoses every five years, or when you move the unit.

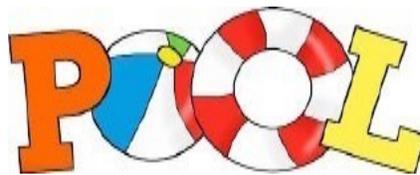
Dryer Care Tips:

- ☑ Clean your lint trap after every load. This will help ensure that your loads dry and prevent fires.
- ☑ Use a toothbrush and hot, soapy water to clean the lint screen on the dryer. Make sure it is totally dry before you put it back in the machine.
- ☑ Check your dryer hose monthly for holes.
- ☑ If your exterior dryer vents are in an accessible area, check them seasonally to make sure they are clear of leaves and debris.
- ☑ Have your vents professionally cleaned every 2-3 years to ensure maximum efficiency.

Pool Opening

The pool is targeted to open later April or early May. The following are the pool rules that we hope you will take some time to review.

1. Children should not use the pool without adult supervision
2. No diving
3. Adults should not swim alone
4. For emergencies dial 911
5. No glass in the pool area
6. No alcohol allowed at the pool
7. Swimmers must shower before entering the swimming pool
8. No animals in the pool area
9. No tobacco products in the pool area



10. All children and non-swimmers must be accompanied by a parent or responsible adult (over 18) supervisor.
11. Any person having infections or a communicable disease is prohibited from using the pool.

12. Persons having open blisters, cuts, etc. are advised NOT to use the pool.
13. Customary swimming attire is required. No cut-off jeans/shorts.
14. Children in diapers are not permitted in the pool.
15. No person may alter or remove the safety equipment from the pool area, except in the event of an emergency.
16. RESIDENT USE ONLY. All guests must be accompanied by an adult resident.

Visit our website to review meeting minutes, financial reports and your account.

**www.
TurnbridgeManor.com**

Homeowners are invited to attend the open session of Board of Directors Meetings.

Meeting notices are emailed 72 hours prior to the date of the meeting and include a link to our website to access the agenda.

You may log on to the website to review the agenda.

