

Heartland

M Y H O M E T O W N

NOVEMBER 2018

ANNUAL MEETING



HEARTLAND 2018 ANNUAL MEETING

We want to give a “**Great Big Thank You**” to everyone who attended the Heartland Annual Meeting and helped make it a success. It was very informative. A special Thanks to our guest speakers - **Mark Edgren, Huffines Communities, Chief Dean Winters, Crandall Police and Dr. Murry, Crandall ISD.**

Below are the questions and answers we received prior to the annual meeting.

Question #1 – What ever happened to the Exxon?

Answer #1 – The Exxon has had a few delays, but they plan on beginning construction very soon. They have submitted plans for review and approval.

Question #2 – Any chance some other businesses will be coming to Heartland?

Answer #2 – Yes, we anticipate there will be numerous businesses in Heartland. We have met with the engineer for the Day Care that will be built on the vacant lot next to Barbara Walker Elementary. A copy of the plans have been submitted for review and they hope to start construction soon. There is also land between Heartland Hall and Heartland Parkway that is targeted for commercial as well as other locations in Heartland. As Heartland grows we will see more interest from businesses in this area.

Questions #3 – I read that D.R. Horton is going to be building homes between Heartland Parkway and I20.

Answer #3 – Yes, D. R. Horton will be building homes in this area. The development known as Trailwinds will not be a part of the Heartland Association and the children will attend Forney schools.

Question #4 – Has the HOA heard any news about the timing of the D. R. Horton project?

Answer #4 – The project plans are currently in review with the City of Mesquite. We do not have any information as to when the project will begin.

Continued on page 3.





Heartland Upcoming Events

Lifestyle Director

Bonita Pledsted

The Fall season brings sunny days, breezy nights and holidays that surround us with family and friends. As Thanksgiving nears, let us be mindful of all that we have to be thankful for in our lives.

The Annual Meeting was informative and fun! Many of you sent in questions prior to the annual meeting. Checkout the cover page to find the answers.

The Heartland Annual Adult Dinner is fast approaching. For details and registration see page 6.

Please note the HOA office holiday schedule on page 10.

Heartland Chess club meets every Monday 6pm—7pm all ages and skill levels welcomed to join! Learn to master the game of Chess, right here in our great community Heartland. Mingle with your fellow chess playing neighbors. See page 6 for details and registration.

Marco's Pizza, a loyal supporter of the Heartland community has implemented Heartland Resident Appreciation Day! Yayee Us! The Second Tuesday of every month through 2018 offers amazing Pizza specials for all Heartland residents! There are also discount coupons for any day of the week! See page 13 for details.

The Heartland Adult Basketball Pick Up Game meet-up group meets every Saturday & Sunday. Interested in joining your fellow adult neighbors for a pick up game of b-ball? .

Heartland Adult Soccer Team! Whoa!!!! Adult Fun every Sunday at 6pm. Join us in sharpening your skills, strengthening your game or learning how to play.

The Heartland Farmer's Market has ended for the season and will return in April 2019 . The market will take place the 1st and 3rd Saturday of the month from 9am—1pm. There will be a lot of great healthy and natural items available at the market. Farm fresh vegetables, herbs, seasonal fruit, eggs, honey, pickled veggies, house plants, All natural dog and cat treats, Natural skin care items and much more. New vendors will be added!

THE NO SHOW POLICY IS IN EFFECT FOR ALL EVENTS & ACTIVITIES!

Only Residents In Good Standing Are Eligible For: Contests, Activities, Events and Classes

ALL EVENTS REQUIRE REGISTRATION !

Please be sure to ALWAYS REGISTER for the events you plan to attend.

Join Me On Facebook : Heartland Lifestyle

Follow Me On Twitter: HeartlandMyHome

Follow Me On Instagram: HeartlandLifestyle



Continued from page 1 questions and answers.

Question #6 – The easement behind Slate Drive is not mowed on a regular mowing schedule. This is owned by the HOA and should be kept on a schedule. When will this be finalized?

Answer #6 – The easement behind the Slate Homes is dedicated to the North Texas Municipal Water District under which an 84” re-use water line carries water back to Lake Lavon. The developer has received bids for installing a hike and bike trail and native grass over this easement and should commence construction in the next 30-60 days.

Question #7 – There are several people on our street with 4+ cars that block the sidewalks which is a violation.

Answer #7 – During the daily inspections any violation noted receives a compliance letter. If the violation occurs after hours, please take a photo that is date and time stamped and email to heartlandcompliance@ccmcnet.com and a violation notice will be sent. When reporting a violation to the HOA office, please remember we must have proof of the violation or we must see the violation before sending letters.

Question #8 – Children under the age of 18 should have supervision at the pool.

Answer #8 – Thank you for this recommendation. The Resident Advisory Committee reviews and establishes the pool rules. Your suggestion will be submitted to the Resident Advisory Committee for consideration.

Question #9 – When was the lake stocked?

Answer #9 – The lakes, along Hometown Blvd., have not been stocked with fish. Currently there are no plans to stock these lakes. However, the big lake along Heartland Parkway has been stocked and there are plenty of fish. We hope you enjoy fishing there. Please remember the lake is catch and release only.

Question #10 – Why do events continue to be cancelled?

Answer #10 - It is never our desire to cancel events; however, during inclement weather it may be necessary to cancel or reschedule an event in order to provide the best enjoyment for our homeowners. We also have to take into consideration the condition of the common areas when the event involves the use of bounce houses, games, etc.

Question #11 - How long will the HOA be in effect? What happens to the rules?

Answer #11 - Heartland will always have an active HOA and the Codes, Covenants, and Restrictions and Design Guidelines, all filed for record at Kaufman County, will remain in effect for perpetuity. Additions and amendments will be made from time to time as brought to the attention of the HOA Board of Directors and HOA Resident Advisory Board.

Question #12 – What are the plans to deal with the morning traffic on FM741 as Heartland continues to grow?

Answer #12 - TxDOT is currently working to install a traffic light at FM741 and I20; per TxDOT, the installation date has been pushed back to November 19, 2018. There are plans also to widen FM741, but TxDOT has not given us a time line for this project.

Question #13 – What are the delays that prevent the opening of the Fitness Center?

Answer #13 – The delay can be attributed to the rain. The Fitness Center and the Event building were always scheduled to open sometime in November or December; however, 2 months of rain has delayed the opening. The opening will now be closer to February.

Questions #14 – Are there any plans to buy the land on the other side of the last lots behind FM740 to create an off road bike trail?

Answer #14 –The developer has no plans for the creation of an off-road bike trail at Heartland.

Continued on page 4

Continued from page 3 annual meeting questions and answers.

Question #15 – Are there any plans for a telephone tower to be established in order to improve communication and to avoid dropped calls.

Answer #15– MUD No.12 has made accommodations the installation of cellular antennae at the soon to be started Elevated Water Tower at Heartland. The water tower should take over a year to build and be completed by December 2019.

Question #16 – In the past 3 years we have seen a lot of deterioration in the neighborhood, unstained fences and trees that need to be trimmed.

Answer #16 – A second compliance position has been established and the properties are being inspected more often. Unfortunately, there are a certain percentage of residents that will ignore the letters and prefer to be fined rather than correct the violations.

Question #17 – Please address the speed limit and pulling out in front of cars going 55? There have been many near wrecks from cars pulling out in front of cars going 55.

Answer #17 – We will be glad to put an article in the newsletter asking drivers to be careful and remind them of the speed limit.

Questions #18 - Can there be more street lights and improvements to the Moonlight entrances? The tree on the old side of Moonlight blocks the light.

Answer #18 - The new side of Moonlight was put in as a pass through during construction. There are no plans at this time to install a street light. The acreage in this area is going to be commercial and the entrance fronts FM741 which includes a TxDot easement. There are no plans at this time to address improvements to the entrance until there is in-



HOLIDAY DECORATIONS

..SHALL BE REMOVED SEVEN (7) DAYS AFTER THE HOLIDAY..

IT'S TIME TO REMOVE YOUR HALLOWEEN DECORATIONS!

Christmas decorations may be maintained from Thanksgiving to January 15th.

Fall decorations may be maintained from October 1st to Thanksgiving

Student Spotlight



Matthew Wilkerson

Crandall High School

Matthew starts our conversation talking about why he likes living in Heartland. He talks about the many activities to enjoy in the community. He says park activities are his favorites, like the Palooza, the Extravaganza, swim parties and playing baseball. He says you can always find something to do in Heartland.

Matthew started school in the Crandall ISD at age 10, grade 5. So, he knew early on that the high school curriculum would allow him to take the electives wanted. One elective course chosen is Agriculture because he enjoys learning about animals. Other electives are Forensics and Algebra. Matthew says these classes have made him work very hard. But he always feels rewarded. He maintains a 3.75 GPA.

Matthew spends a great deal of his time tutoring elementary age students here in Heartland. He has generously given many hours as a volunteer with the Heartland Tutor Program for the past 3 semesters. His vocation is usually Mathematics, but he has no problem tutoring in Reading or Language Arts. Spare time is spent watching what he calls, "his favorite sport teams" on TV. He tries to never miss a game when

the Dallas Cowboys are playing. And, he follows games played by the Texas Rangers, also. He says watching all kinds of sports is his hobby. He has a definite affinity toward football and baseball because he enjoys playing both sports. Matthew received the honor of Most Valuable Player as a catcher for the Crandall Baseball Team.

When asked about his favorite food, Matthew says, "it's a double hitter"! Bring on the Mexican dishes because it is never too hot. And, bring on the Italian because it is never too spicy. He lists all kinds of music as his favorite: rock, pop, country, 80s. But, his long time staple as the favorite song, "Eye of the Tiger" by Survivor.

What's in the future for our diligent young hometown? "Finishing high school, of course", he says. Then, MATTHEW WILKERSON plans to pursue a career in the art industry and/or become a sports broadcaster.

HAPPY THANKSGIVING!! From: The Wilkerson Family

You Are Cordially Invited To Attend

The 3rd Annual

Heartland Adult Holiday Dinner

Hosted by

The Resident Advisory Committee

**Join us for an evening of merriment ,
complimentary dinner and wine.**

Saturday, December 1, 2018

Heartland Hall, 7:00pm

Seating is limited to the first

65 residents to register

[Click Here To Register](#)

Must be in good standing to attend

Heartland Chess Club!



All Ages

All Skill Levels

Learn to Master the Game of Chess

Join the Heartland Chess Club!

Mondays 6:00pm- 7:00pm @ Heartland Hall

Contact Lifestyle to register

bplested@ccmcnet.com or 972-564-1511

HEARTLAND BUNCO GIRLS NIGHT OUT! Let the Good Times Roll



Every Third Friday of the Month

@

Heartland Hall

Must Register To Join The Fun!

**MEETING DATES / QUESTIONS? CONTACT LIFESTYLE DIRECTOR
BONITA PLESTED @ 972-564-1511 OR BPLESTED@CCMCNET.COM**



Do you own an ATV or Golf Cart? These types of vehicles are perfect for vacationing, golfing and hunting. However, they are **NOT** permitted inside the community on our streets or common areas.

They are also **NOT** permitted on private property. You are not permitted to cut fencing to any of the adjoining land around Heartland nor can you use these vehicles in area's under construction inside the community. To do so means that you are trespassing. You can be cited for the offense and be held responsible for ANY damages driving your unapproved vehicle may cause.

Please respect personal property and avoid driving inside the community or surrounding areas.

365 Holiday Lights Installation



-  *Fast and Professional*
-  *Competitive Pricing*



We Provide our Clients With:

*Complete Design
Custom Installation
Proactive Service
Timely Takedown*



*We can light anything and everything
including homes, trees and fences.*

Call us today! Roy: 214.802.6378

OCTOBER YARD OF THE MONTH

HALLOWEEN DECORATING CONTEST

Ghosts, Goblins, Black Cats and all scary things that go “bump in the night!” These are just a few of the fun Halloween decorations that were observed on Sunday night, October 22, for the Calloway’s Yard of the Month \$25 Rewards Program.

Many yards were turned into cemeteries that glowed through fog machines while scary figures appeared to slide across lawns in the dark. Windows were dressed as haunted beings begging to be let loose from the asylum!

Sadly, only three “haunts” can be chosen from the many that participate ... Several folks go all out for the kids ... Our guess is that the adults like it as much, if not MORE, than the kids!

We hope everyone had a chance to visit and enjoy these fun decorated houses on Halloween night!



2116 Danibelle Drive



4030 Liberty Trail



2029 Wagon Trail



Name Our New Amenity Center!

We want YOU to name our new Amenity Center!

Heartland's master amenity center is well underway and on track to be open early 2019. As we get closer to the opening, we still need a name for this place and we're asking for your help!

If your submitted name ends up getting chosen you will receive a \$50 Visa gift card from Heartland's developer, Huffines Communities.

A few criteria to keep in mind:

- Family-Friendly ONLY
- Descriptive Preferred
- No Family Names

Avoid the words "Heartland" and "Hometown" Submit names to us on Facebook, Twitter, Instagram or by emailing marketing@huffinescommunities.com.



1007 E. Hwy 175, Crandall, TX 75114, 972-472-6473

8am—6pm Monday—Saturday

**Auto Repair Services, Oil Changes, Windshield
Chip Repair, Lube Services, Filter Replacements,
Emission Repairs, General Car Care Services,
Undercar Services, Transmission Services,
Towing!**

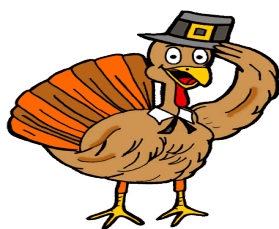
Call Today For A Free Estimate!

Happy Thanksgiving

With Gratitude at Thanksgiving!

*The Heartland Community Management staff,
CCMC and the Heartland Board of Directors*

*Wish you and those dear to you
a wonderful Thanksgiving !*



Any cheese ball recipe can be turned into the shape of a turkey for a festive appetizer for your Thanksgiving dinner. All you need is some creativity!"



Ingredients

- 2 (8 ounce) packages cream cheese, softened
- 3 1/2 cups shredded sharp Cheddar cheese
- 1 (1 ounce) package Ranch-style dressing mix
- 2 cups chopped pecans
- For the Turkey:
 - 1 cup whole pecans
 - 7 whole-wheat cracker, 1/4 red bell pepper, 1 black olive
 - 1/2 teaspoon cream cheese, softened
 - 1 slice yellow zucchini

Mix cream cheese, Cheddar cheese, and dressing mix together in a large bowl. Form into a large ball. Roll in chopped pecans to coat surface. Refrigerate for at least 2 hours, or overnight.

Arrange a row of whole-wheat crackers in the back of the cheese ball for the turkey tail feathers. Stick pecans evenly into the cheese ball for the body. Cut out 2 strips of red bell pepper for the head and neck. Cut out "eyes" from the black olive using a small pastry tip. Place 2 small dollops of cream cheese on one of the 2 bell pepper strips for the turkey head and stick the black olive circles into it as pupils. Cut a small triangular slice out of the yellow zucchini for the turkey beak and stick to the red pepper with cream cheese. Stick the undecorated red bell pepper strip on the front of the cheese ball. Stick the red bell pepper stick with the face into the top of the cheese ball for the head.



The Holidays are here!

Our Thanksgiving Holiday hours will be as follows:

We will be close at 3:00PM on November 21st, and be closed on November 22nd and 23rd, in observance of Thanksgiving. We will resume our normal business hours on Monday, November 26th at 9:00AM.

We hope you have a wonderful and safe Thanksgiving!



Timely Tips for November Gardeners

From Calloway's and Cornelius

This is the perfect time to plant your chilled bulbs for spring; they should be in the ground before the first frost, so plant now while the soil is still easy to work. Iris, daylilies and gladiolas should also be planted at this time, although they are not “true” bulbs, but rhizomes, tubers and corms, respectively. Yet all of these like bulbs require the cooler soil of winter to generate healthy new growth in spring.

Transform your landscape with the addition of fresh, colorful blooms! Pansies are by far the most popular Winter color. The “Matrix” Pansy has been outstanding for our Texas weather. It will not “stretch” during bouts of warm temperatures and is bred to grow out, not up. This compact grower offers shorter stems to support large colorful blooms. Dianthus (also known as “Pinks”), Snapdragons, Cyclamen, Violas and the fragrant Alyssum are also good choices for cold tolerant annuals. Ornamental Cabbage and Kale provide interesting texture in the landscape as well as color. For best effect, limit your planting to two or three colors per bed.

The key to growing beautiful annual flowers is soil preparation. Work **Calloway's Flowerbed Mix** into the soil, or organic compost, to a depth of 6” to 8”. Adding **Calloway's Flower Food** to the soil at the time of planting will provide the extra nutrients for growth and blooms. Remember to add 2 to 3 inches of mulch to all beds to reduce moisture loss, prevent weeds from germinating, and to insulate the soil from the cold.

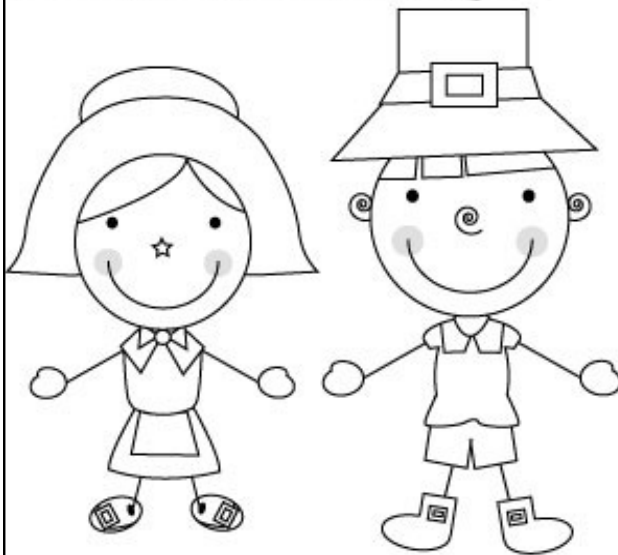
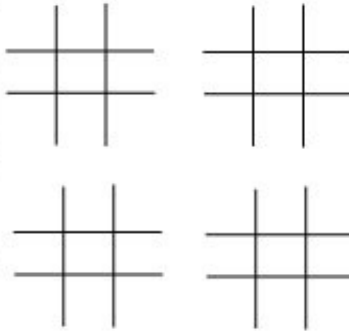
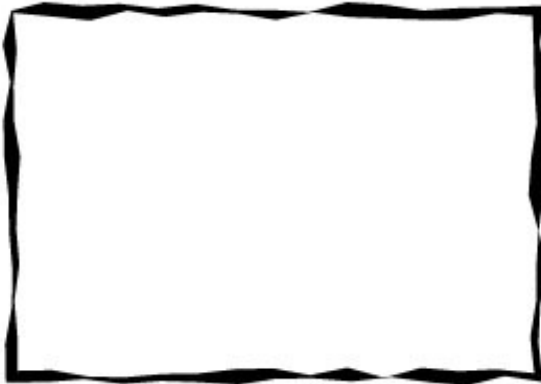
Using the same colorful annuals will add a splash of color to your patio containers. Fill your container with fresh potting soil, plant food and your choice of these beautiful annuals to brighten your winter. Keep them watered as necessary and remove faded flowers to encourage repeat blooming.

If you want those beautiful Texas Bluebonnets in the Spring, sow the seed in early November!

HAPPY THANKSGIVING

Draw a picture of what you're thankful for.

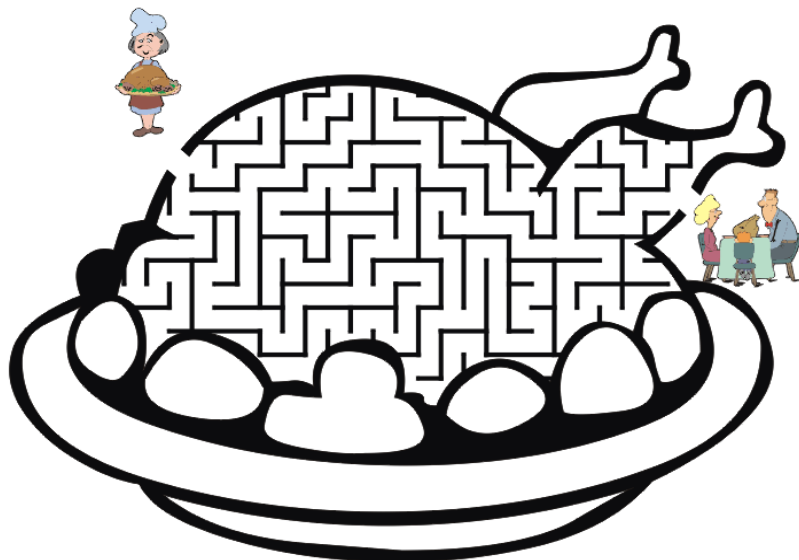
Play Tic Tac Toe with a friend



Circle the words
 Native American
 John Smith
 Pocahontas
 Pilgrim
 Columbus
 Cornucopia
 Turkey
 Harvest
 Santa Maria
 pumpkin
 cake
 Pie
 ham
 Nina

corn
 Pinta
 Peas
 butter

A	M	P	P	I	N	T	A	W	N	Z	N	F	G
N	A	T	I	V	E	A	M	E	R	I	C	A	N
B	H	Q	L	N	P	I	E	N	N	N	I	B	I
C	J	N	G	T	U	N	V	A	Y	P	N	U	K
D	H	A	R	V	E	S	T	X	O	A	B	T	P
E	K	R	I	P	E	A	S	C	O	R	N	T	M
F	L	S	M	T	N	T	U	R	K	E	Y	E	U
P	O	C	A	H	O	N	T	A	S	C	N	R	P
G	M	A	A	I	R	A	M	A	T	N	A	S	N
H	N	K	J	O	H	N	S	M	I	T	H	D	H
I	O	E	C	O	L	U	M	B	U	S	C	E	I



Resident Appreciation Day

To the residents of
Heartland @ Forney

Announcement:

EVERY SECOND Tuesday of each month throughout 2018 is Heartland Resident Appreciation Day sponsored by Marco's Pizza.

How it Works:

- Order from Marco's Pizza any time during the designated day and receive 25% off your order. Valid all day on all menu items for Dine-In, Carryout and Delivery orders. Get what you want when you want it!
- Order online at www.marcos.com. When ordering online, use online code HL2018.
- Order at the store. Call the store below to place your order. Be sure to mention that you're a Heartland Resident when placing your order.

If you can't take advantage of Resident Appreciation Day this month, here are some other great offers for you.

Participating Location:

Forney
571 S FM 548
Forney, TX. 75126

972-552-1199



Authentic Italian Pizza.

THE FOUNDERS SELECT – LARGE PIZZA	2 MEDIUM, 2 TOPPING PIZZA EACH \$6.99	1 LARGE SPECIALTY & 1 LARGE, 1 TOPPING	1 LARGE, 1 TOPPING W/ CHEEZY BREAD & 2-LITER
CODE: FNDRI099	CODE: HELLO699	CODE: HD5498	CODE: HD135
\$10.99	\$6.99	\$22.99	\$15.00
<small>Please mention coupon when ordering. Expires in 6 weeks. ***Excludes other offers.</small> 	<small>Please mention coupon when ordering. Expires in 6 weeks. ***Excludes other offers.</small> 	<small>Please mention coupon when ordering. Expires in 6 weeks. ***Excludes other offers.</small> 	<small>Please mention coupon when ordering. Expires in 6 weeks. ***Excludes other offers.</small> 

This offer is only valid for residents of Heartland Community on the designated dates. Proof of residency is required for both dine-in & carryout orders. \$8.00 (after discount is applied) minimum charge for delivery orders applies. *25% off does not apply to alcohol or delivery fee. **The delivery fee paid to Marco's Pizza is not a tip paid to your driver. ***Specials & Coupons are limited time. Price before tax. Minimum order for deliver. Gratuities not included. Deliver areas, charges, store hours, & participation may vary by location.

TODDLER PLAYGROUP

November 14th Toddler Storytime

November 21st Aim High Bounce House Trip

November 28th , Toddler Dance Party

Heartland Toddler Play Group, Where A Kid Can Be a Kid!

Every Wednesday 10am—12pm At Heartland Hall!

[Click here to register for the fun!!!](#)



A Message From Barbara Walker Elementary School Principal Abby Baker

November 10-Walker/Dietz PTO Craft Fair at Walker Elementary 8am-5pm

November 12-No School

November 16-Turkey Trot

November 19-23 No School

A Message From Dietz Elementary School Principal Melissa Smith

We are thankful to be part of the Heartland community!

What's next at Dietz:

November 9—Veteran's Day Breakfast for veteran family & friends of students and staff

November 8-Book Fair

November 12-No School

November 16-Turkey Trot

November 19-23 No School

December 4-5th grade musical 6:30pm

TVEC to Return \$4.88 Million in Capital Credits



How Capital Credits Work



At the end of each year, if TVEC has received more revenue than was necessary to cover expenses, the difference is allocated back to members as capital credits based on their share of electricity purchased.



When the co-op's financial condition permits, the board of directors may decide to retire, or pay back, some of the capital credits. This year, all outstanding capital credits from 1989 will be retired, as well as 1 percent of all other outstanding capital credits from 1990-present.



Capital credits are returned to current and former members. For current members this will be applied as a credit on December bills. Former members will receive a check.



October 23, 2018—TVEC to return \$4.88 million in capital credits

In their regular October meeting, the TVEC Board of Directors approved the retirement of \$4.88 million in capital credits. This includes all unretired capital credits from 1990, and two percent of all other unretired capital credits (1991-2017). Current TVEC members will see their portion of the capital credit disbursement as a credit on December bills.

Former members will receive checks at the address currently on file. For former members, or estates of former members, addresses must be updated by November 27 to avoid delays in receiving capital credit checks.

What are capital credits?

TVEC is a non-profit electric cooperative. That means each year, if there is revenue in excess of the co-op's expenses, the money is allocated to member accounts as patronage capital, based on the amount of electricity purchased.

Members who joined TVEC in 2018 do not yet have any patronage capital.

How much money will I get back?

The amount varies depending on how long you have been a member and how much patronage capital has accrued to your account during those years. For 2018, the disbursement includes all remaining capital credits from 1990, so members who were here in 1990 will likely have higher credit amounts than those who joined more recently.

When will I see the bill credit or check?

Current members will see their capital credit refund on December billing statements. Former members will receive a check in mid-December at the address we have on file. Addresses must be updated by November 27 to avoid delays in check disbursement.



November

2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3 Adult Basketball Pick up Game 8am—11am Basketball Court
4 Adult Soccer Meetup 6pm Heartland Soccer Field	5 No Chess Club 6pm –7pm Heartland Hall	6	7 NO Toddler Playgroup 10am—12pm Heartland Hall	8	9	10 Adult Basketball Pick up Game 8am—11am Basketball Court
11 Adult Soccer Meetup 6pm Heartland Soccer Field	12 Chess Club 6pm –7pm Heartland Hall	13	14 Toddler Playgroup 10am—12pm Heartland Hall	15	16	17 Adult Basketball Pick up Game 8am—11am Basketball Court
18 Adult Soccer Meetup 6pm Heartland Soccer Field	19 Chess Club 6pm –7pm Heartland Hall	20	21 Toddler Playgroup 10am – 12pm Heartland Hall	22 Happy Thanksgiving !	23 Girls Night Out Bunco Heartland Hall 7pm –9pm	24
25	26 Adult Soccer Meetup 6pm Heartland Soccer Field	27	28 Toddler Playgroup 10am—12pm Heartland Hall	29 New Resident Orientation 6:30 @ Dietz Elemen- tary	30	