



# Common Quotes

## YARD CARPET

Hamilton Commons Condominiums on Cumberland hydro-seed each yard to ensure against erosion, promote rapid growth and produce plush yards to the pride of our homeowners.

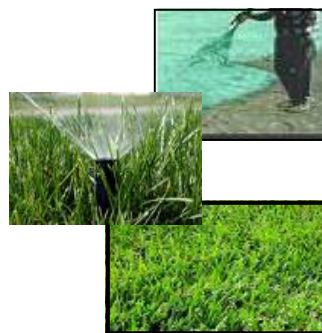
Hydro-seed, more commonly known as hydro-mulch, was invented in the United States in the 1950's. It's purpose was to reduce cost of laying sod, to spread seed more efficiently and effectively, and reduce erosion. It was first used along side motorways, golf courses and in areas too large to lay sod. Economically it is much less expensive than sod, as sod installation includes additional labor in its overall cost. Hydro-

seed is a sprayed application. A single person can install an entire yard by spraying the mixture evenly over the existing soil. The combination of seed and mulch helps to prevent erosion of the soil. The mulch maintains moisture. It is the "glue" that secures the soil and seed.

Another point to consider is seed is better adapted than sod.

Seed establishes its roots with the soil in which it is applied. Sod must mix two soils together in order to root, which sometimes do not blend well. We see with a Bermuda and Centipede mixture. Bermuda seed is more resistant to disease, mold, drought, and insects. It is a hardy plant. Centipede seed spreads rapidly and is able to grow in less fertile soil. It is a creeping grass that establishes well in full sun. When combined as a hydro-seed, they make a full, plush yard carpet!

The best part is that you can literally watch the grass grow, because Hamilton Commons maintains the lawn for you!



## State of the Commons

The "State of the Commons" is to update current progress on construction and development of Hamilton Commons.

### We have named our floor plans:

2/2/2 is the **Dogwood**.

3/2/2 is the **Magnolia**.

3/2/Deluxe is the **Sequoia**.

### Building 6

Model Homes 602 and 603 are open weekdays from 8-5. 604 is available for purchase. It has 1,960 square feet of living space. Flooring and appliance

options are available to complete this home! This is the only **Sequoia** in Phase 1!

### Building 5

504 is a **Dogwood** with many choices available to reflect your personality. 502 and 501 are **Magnolias** which await your personal choices to complete the interior. These homes are available for purchase. Please call 903-561-6000 for more information!

### Building 1

101 is a **Dogwood** condominium home.

102, 103, and 105 are **Magnolia** designs. These homes are available for interior personalization! 104 and 106 are pending personalization!

### Clubhouse

The Clubhouse has received its certificate of occupancy. Very soon Hamilton Commons residents may begin utilizing the space for celebrations or meetings.

### Gate

Landscaping and irrigation have been added to the entry gate!

### Available Literature:

- *Additional Amenities Pricing*
- *Declarations & Bylaws*
- *Floor Plan Information*
- *Hamilton Commons Flyer*
- *Archived Common Quotes Newsletters*



The Tyler Area Builder's Parade of Homes is June 5—June 14. The proceeds from the event are donated to local charities.

Hamilton Park Construction is proud to announce our entry: Condominium Unit **503**!

Visit [www.TylerAreaBuilders.com](http://www.TylerAreaBuilders.com) for details.

# Know Your Neighbor...Caldwell Zoo and Brookshire's Museum

Spring is the season to get out and explore. Nature beckons us to pay a visit. What better place is there to observe and enjoy animals and plants than exploring the zoo?



Caldwell Zoo was established in 1937 in the home of Mr. D.K. Caldwell. In the

beginning it was a Child Development Laboratory that quickly expanded beyond the grounds of the Caldwell home. The zoo moved to its current location in 1953. Caldwell Zoo earned its affiliation with the AZA (American Zoo and Aquarium Association) and developed into a major attraction in the Smith County area. It offers annual mem-

bership packages for purchase, as there is a minimal fee for admission. Once inside, there is a gift shop, café and observation areas. At specific times throughout the day there are animal feedings and shows to enjoy. The café is al fresco overlooking the elephant, giraffe, and lion habitats. The zoo is an enjoyable place to spend the day!

If it is raining, as it tends to do in East Texas, indoor adventures are best! The Brookshire's World of Wildlife Museum is a unique and educational exhibition. The museum began in the Brookshire Grocery Company's office lobby in 1975. It moved to its current location in 1990.



Several additions were donated by local families to complete the current exhibit. The animals may not be living; however to experience being near such impressive species is unforgettable. Upon entering you will see animals from the Artic, Africa, and North America. The displays identify the animals and their natural habitats. Being that the Brookshire family are grocers, it wouldn't be complete without a replicated country store from the 1920's. It displays grocery, pharmacy and clothing goods from the era. There is no admittance charge, which makes a visit more delightful!

Get **WILD** with your neighbors and explore...Caldwell Zoo and Brookshire's World of Wildlife Museum!

## NEWS YOU CAN USE...REALTYTIMES.COM

Here are some basic guidelines on how to become a successful board member and enjoy it at the same time...**a lesson in HOA responsibilities and practices.** **1)** What does it mean to be on the board? You have made a commitment that you will serve the HOA's interests to the best of your ability, be fair on matters that come before the board, will do your best to preserve and enhance the values of the common areas and that you will spend money in a prudent manner. Being a director also means that you have fiduciary duties which require making reasonable investigation into matters dealt with and acting in a businesslike, prudent manner when making decisions. **2)** Who is going to teach you? Hopefully, you have several veterans on the board who will help you. Ideally, you will have the property manager who works closely with the board and is willing to offer guidance. Continuity is one of a board's greatest challenges. Ask questions. How have issues been handled in the past? Current boards should carefully consider plans laid by previous boards and not change them impulsively. Take time to become familiar with your association grounds and facilities. Review the HOA's governing documents, the rules and regulations, and any other board policies to develop a familiarity with them. Keep a set handy for when specific questions arise. **3)** Make a commitment to attend all board meetings and prepare in advance by studying the agenda and related material. There generally aren't (or shouldn't be) many meetings but each deals with critical issues. Give them your full attention. **4)** Budget time offers an opportunity to help build a sound financial future for the community. The two basic parts of the budget are Operating (deals with routine maintenance and day to day expenses) and Reserves (long range, major repairs and replacements). As a member of the board, you will be asked to predict future financial needs by using both past budget history and new information accumulated for future repairs. **5)** How much does the job pay? While no money is paid, there are many personal rewards to be had for a job well done. Dealing with people requires patience and flexibility. Remember that while disagreement is not always avoidable, you were elected to make decisions. Consider carefully those decisions put before you and do your best. If you serve as a committed member, it will be one of the more rewarding experiences that you will have. 4/29/09 [www.realtytimes.com](http://www.realtytimes.com)



Another issue will arrive next month...

**QUICK QUESTION?**

*How many condos are in Phase One of Hamilton Commons?*

There are **26** homes in Phase One.

10 Two bedroom homes "**Dogwood**"

15 Three bedroom homes (2 are model homes) "**Magnolia**"

1 Three bedroom Deluxe home "**Sequoia**"

## Here to There

**Lowes** is **2.3** miles from Hamilton Commons. It is a home improvement store. 5720 S. Broadway. 903-581-8500

**Brookshire's World of Wildlife Museum** is **3.4** miles from Hamilton Commons. 1600 SW Loop 323. 903-534-2169

**Caldwell Zoo** is **9.3** miles from Hamilton Commons. 2203 West MLK, Jr. Blvd. 903-593-0121