

# Highland Creek Manor

2023 End of Year Newsletter

## GATE REMINDERS

1. Keep your personal code secure. Do not give it out.
2. If you have shared it, contact the Amenities Department at SBB to have it changed.
3. If you need a code for workers/friends we can provide a time bounded code (i.e. 7 am- 7 pm, etc.). Give out this code, not your primary code.
4. When a visitor comes to the gate they can look you up in the directory, or just enter your directory number (mine for example is 0008). This will ring their phone number on file. When this call comes in press 9 to open the gate. Press it multiple times to make sure it works.
5. It is safe to give out your directory number to make it easier for your guest to dial you. This number will only open the gate when you answer the call and hit 9.
6. Residents should/can update the phone number they want the gate to dial. Contact SBB to update your number.
7. If residents have a party, please provide a guest list for the guards 24 hours in advance or ASAP prior to the event.

## PET CARE IN THE NEIGHBORHOOD

- Any time walking your pet please remember to bring a debris bag for cleaning up.
- Pets should NEVER be allowed to roam free without a leash outside of your home or fenced in yard.
- Please make sure when walking your pet through the community that it be kept on a leash at all times.
- Please respect your neighbors and community by being a responsible pet owner.



## UPDATED TOLL TAG INFORMATION

We need certain information to keep the toll tag database current, so we do not outgrow our database space and for security.

**New Vehicles with New Toll Tags** – We need the toll tag number, make and model of vehicle and the driver, if the vehicle is replacing a current one then the same information is required of the vehicle being replaced.

**Current Vehicles with New Toll Tags** – We need the old tag number.

It is the responsibility of every resident to update and keep current his or her toll tag and vehicle information.

**Please email Cassandra Taylor in the Amenities Department for Toll Tag Request.**

[amenities@sbbmanagement.com](mailto:amenities@sbbmanagement.com)



## COMMUNITY MAILBOXES

### DOES YOUR MAILBOX NEED REPAIRS?

If you are in need of paint or replacement. Please remember to use **FLAT (MATTE) BLACK** should you choose to repaint.

Replacement of mailboxes can be found at Home Depot (#570-546) or [www.mailboxesresidential.com](http://www.mailboxesresidential.com) (#MX101) and should match the existing style of your mailbox



## TRASH COLLECTIONS & NEW DATE UPDATE

Trash and Recycling trash and recycling collection day are on Mondays.

**Brush & Bulky Item Collection.** on Mondays.

For further information visit [dallascityhall.com/sanitation](http://dallascityhall.com/sanitation), download the Dallas Sanitation App, or call 311



## **2024 Assessments**

**HOA DUES HAVE INCREASED**

**Monthly dues from \$205.00 to \$215.00 for 2024**

Please make sure to set up your auto pay and or update your auto draft for 2024 assessments. **There are pre-labeled envelopes available for check payments at the guardhouse for all homeowners if needed. Envelopes were not mailed individually as before to save on cost.**



### WHAT ARE MY PAYMENT OPTIONS?

- By Mail → **SBB Processing Center, P.O. Box 60875, Phoenix, AZ 85082-0875.** (Please include your account number on your payment.)
- Through the portal: [www.sbbmanagement.com](http://www.sbbmanagement.com)  
→ **Click on the "Payments/Resident Portal" link**
- Call Pay Lease/Zego at 1-866-729-5327

### HERE IS HOW TO REACH YOUR TEAM AT SBB:

- Email – [support@sbbmanagement.com](mailto:support@sbbmanagement.com)
- On the web – [www.sbbmanagement.com](http://www.sbbmanagement.com)
- Phone – 972-960-2800

## PARKING REMINDERS

**Homeowners are reminded there is no street parking for residents, short or long term per the HOA's DCC&Rs.**



The HOA is experiencing many homeowners, vendors or guests speeding in the community. **Please keep your speed down to 15-25 mph, as well as adhere to the stop signs.**

## TREE CARE THIS FALL

PLEASE LOOK FOR DEAD OR DECAYED BRANCHES

As fall begins, you should consider the start of your clock to get rid of any diseased parts of your tree before the winter arrives. That means calling a tree trimming service right away and getting them to take a good look at all your trees. Please check to see if any branches need to be removed if they are covering, hitting, or damaging any streetlamp posts.

### RAISING OR LIFTING THE CANAOPY

Low Branches can obstruct vision and may interfere with pedestrian and vehicular traffic.

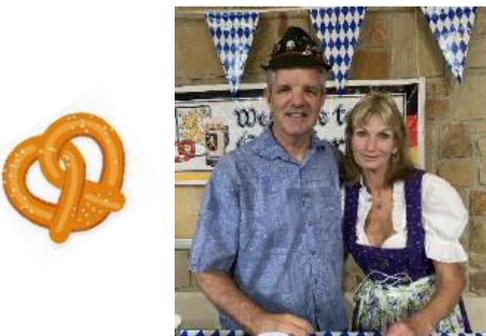
A well-pruned canopy is both beautiful and



# Oktoberfest

The 2023 Highland Creek Manor Oktoberfest/Fall Festival was a great success. We appeared to have around 75 attendees, breaking all past records, and including many new neighbors. There were events and games for the kids, and plenty of great food and drink for all.

Thanks to the following individuals for helping to make this happen: Duane Mitchell, Lee Steglich, Robert Ames, David Lipsitz, Michael Weaver, Leanne Young, Carol Gerrick, Wendy Kaplan (if we left anyone out thanks, you know who you are)



# Architectural Committee



Happy Holidays from the Architectural Review Committee! A few reminders and tips as we head deeper into winter.

## Compliance tips:

- Erosion: Because it was such a hot summer, many homeowners experienced dead grass in spots. This has led to an increase in erosion, which we are noticing on sidewalks. Dirt becomes mud and creates a slip-and-fall hazard. Mitigate this problem by putting down mulch or bark, or by installing landscape edging between your lawn and the sidewalks. In the spring, installing new grass is optimal and may be required.
- Mailboxes: Mailboxes throughout the community are currently in need of a refresh. Painting the mailboxes will keep the neighborhood looking fresh and will comply with our guidelines. Flat black is the only color allowed on HCM mailboxes.
- Trees: City and HOA guidelines require you to trim trees to maintain an 8-foot clearance above roads and sidewalks. We recommend you wait on major tree pruning until trees are dormant – usually mid-December to mid-February.
- ARC Requests: Remember that any changes to the exterior of your home require approval from the Architectural Review Committee. The ARC works with you to make sure your home remains in compliance with HCM guidelines.

Changes to exteriors include but are not limited to landscaping, sidewalks, paint colors for trim and doors, window replacement, lighting fixtures, roofing materials, fence replacement or staining, and solar panels. Note: Failure to comply with ARC requests and guidelines can lead to fines.

## Home tips:

- Prepare your gutters for the rainy season by making sure they are clear of leaves and debris. This will help to prevent rot and make drainage better during the winter.
- Check or service heating systems to operate efficiently during the colder months.
- Protect faucets from freezing.
- Change or check batteries in your smoke and carbon monoxide detectors.

## Landscaping tips:

- Plant shrubs, perennials, vines, and trees. Planting them now allows them to root-in and become established before next summer's heat.
- Prune trees, shrubs, and perennials as needed, and trim back old flower stalks and unsightly foliage on perennials
- Fertilize pansies and other winter color with a slow-release organic fertilizer. Sprinkle over the top and water every two weeks.

Your ARC will create a step-by-step document on how to submit a request & have SBB Management upload it within the Highland Creek Manor [owner.sbbmanagement.com](http://owner.sbbmanagement.com) portal.

# Take-All Root Rot



**Figure 1.** Large, irregular patches of take-all root rot on St. Augustine-grass.



**Figure 2.** Bermudagrass infected with take-all root rot.

## Young-ki Jo

Assistant Professor and Extension Plant Pathology Specialist, The Texas A&M System

**T**ake-all root rot is a fungal disease that causes weak, brown, dead patches in turfgrass. In Texas, the disease severely affects St. Augustinegrass (Fig. 1) and bermudagrass (Fig. 2), in which the disease is known as bermudagrass decline.

Take-all root rot is caused by a fungus, *Gaeumannomyces graminis* var. *graminis*, that lives in the soil. The fungus lives in many parts of Texas and is commonly found in both diseased-looking and apparently healthy-looking turfgrass. It lives in thatch, which is a layer of plant roots, stolons (shoots that grow horizontally along the ground surface), and decaying plant matter.

The fungus can produce spores but spreads mainly through the roots and stolons. The disease is not usually transported by mowers or foot

traffic; it is more likely to be spread when infected grass, thatch, or soil is moved elsewhere.

The symptoms of take-all root rot often appear in spring or early summer when the turfgrass emerges from winter dormancy. However, they may appear anytime during the growing season when the grass is stressed by heat, drought, shade, alkaline soil, or high-sodium water.

The most obvious initial symptom is yellowish foliage that eventually turns brown and wilts. The turf thins out, leaving brown, irregular patches from 1 foot to more than 20 feet in diameter.

As a field diagnosis, look at the roots of infected grass, which are usually short, blackened, and rotten, making it easy to lift the stolons from the soil (Fig. 3). The nodes, or stem joints, may be discolored.



**Figure 3.** Dead roots and stolons of St. Augustinegrass.

### Look-alike turf problems

On St. Augustinegrass, take-all root rot may be easily mistaken for large patch, which is caused by *Rhizoctonia solani* (Fig. 4), or chinch bug injury (Fig. 5). If you suspect that your grass has take-all root rot, first eliminate the possibility of these other two common problems. The treatments for them differ greatly from those for take-all root rot.

**Chinch bugs:** Chinch bugs are about the size of a sesame seed and move fast, which makes it difficult for the untrained eye to recognize them. To confirm the presence of chinch bugs on your turfgrass:

1. Mix 1 to 2 tablespoons of liquid dishwashing detergent in 1 gallon of water.
2. Use a watering can to pour the mixture evenly over a 1-square-yard area of the affected turf.
3. Look closely for chinch bugs.

Within minutes, they will begin scurrying about. The adult bugs are black and about 3/16 inch long, with distinctive shiny, white wings; the immature nymphs are smaller and reddish, with a whitish band across the back (Fig. 6). If many chinch bugs appear, they are probably the main cause of the turf problem.

In some cases, the turfgrass may be afflicted by both chinch bugs and take-all root rot. If so, you must act against both culprits, and you may need to apply both an insecticide and a fungicide.

**Large patch:** An easy diagnosis method is to pull a few plant leaves out. Unlike those infected with take-all root rot, grass blades with large patch



*Photo by Benjamin Wherley*

**Figure 4.** Normally circular large patch damage.



**Figure 5.** Chinch bug damage on a St. Augustinegrass lawn.



*Photo by Bart Drees*

**Figure 6.** Chinch bug adults (the three insects on the left with fully developed wings) and nymphs in different stages of growth.

can be slipped easily from the stolon because the fungus has rotted the stems. Infected leaves often have a slimy, dark brown lesion at the base of the leaf (Fig. 7).



**Figure 7.** St. Augustinegrass stems showing the dark lesions caused by large patch.

Another difference is that large patch first appears in the fall and continues until early spring. The infected turf recovers quickly as temperatures rise in the spring.

For information on preventing, identifying, and controlling large patch and other common turfgrass diseases, see *E-306, Warm-Season Turfgrass Disease Management in Urban Landscapes*. Chinch bug control is described in *E-420, Chinch Bugs in St. Augustine Lawns*. Both are available for free download from the Texas AgriLife Bookstore at <https://agrilifebookstore.org/>.

## Prevention

To prevent take-all root rot, the most effective approach is to take proper care of the grass. The disease usually becomes a serious problem when the turfgrass is under stress because of unfavorable environmental conditions and improper management—excessive shade, herbicide injury, soil compaction, temperature extremes, imbalanced soil fertility, inappropriate irrigation scheduling, improper mowing height or frequency, or any other condition that weakens the turf.

Encourage healthy root development as much as possible. Make sure that the area drains well at and below the soil surface. Turf areas that remain wet are prone to the disease. Improve the drainage, and avoid overwatering. It is better to water infrequently but deeply (6 to 8 inches deep) than to give the grass frequent, shallow watering.

Have the soil tested, then fertilize on the basis of the test results.

If excessive thatch has built up (more than ½ inch thick), the lawn becomes spongy and tends to scalp when mowing. The thatch can be reduced by using a vertical mower, aerating the soil with a core aerifier, and mowing at the proper height (2½ to 3½ inches for St. Augustinegrass; 1 to 2 inches for bermudagrass).

Applying too much nitrogen encourages thatch to accumulate, making the turfgrass more vulnerable to disease outbreak and other environmental stress.

## Control and management

To reduce take-all root rot, lower the soil pH to a range of about neutral to slightly acidic levels, if practical. Some soils can be slowly acidified over years by continual applications of ammonium sulfate, powdered sulfur (3 to 5 pounds per 1,000 square feet per year) mixed with well-decomposed compost, or sphagnum peat moss (1 to 2 bales per 1,000 square feet per application; each bale is 3.8 cubic feet; make 1 to 2 applications per year).

Be judicious and apply ammonium sulfate—or any other quick-release soluble nitrogen—at a rate no higher than 1 pound of nitrogen per 1,000 square feet per application. For St. Augustinegrass, apply no more than 4 pounds of nitrogen fertilizer per 1,000 square feet per year; for bermudagrass, apply no more than 5 pounds per 1,000 square feet per year.

Once take-all root rot has infested a lawn, you will probably need to apply fungicide (Table 1) as well as adopt proper cultural practices, such as mowing and watering. The best times to apply fungicides are in spring and fall.

Mix the fungicide with plenty of water (4 to 5 gallons of water per 1,000 square feet) and thoroughly water the grass immediately after application (¼ to ½ inch water). The water will ensure that the product moves into the grass stolon and root zone rather than drying on the leaves. To help the fungicide reach the soil, rake and remove any infected or dead plant materials before application.

Fungicides are best used as preventive measures before symptoms develop. The level of

**Table 1.** Fungicides that help control take-all root rot in lawns.

Common name	Trade names for homeowner use
azoxystrobin	Maxide Disease Killer, Heritage G
myclobutanil	SpectracideImmunoX Lawn Disease Control SpectracideImmunoX Lawn Disease Control Granules, Fertilome F-Stop Green Light Fung-Away Systemic Lawn Fungicide
propiconazole	Fertilome Liquid Systemic Fungicide Monterey Fungi-Fighter, Bonide Fung-onil Lawn and Garden Disease Control Bonide Infuse Concentrate Systemic Disease Control Ortho Lawn Disease Control, Bonide Infuse concentrate, Bonide Infuse RTS Bayer Fungus Control for Lawns Ready to Spray Bayer Fungus Control for Lawns Ready to Spread Granules
thiophanate-methyl	Fungo 50, Fungo Flo, Scott's Lawn Fungus Control Southern Ag Thiomyl Bonide Lawn and Landscape Granules Lawn and Landscape Systemic Disease Control Bonide Infuse Lawn & Landscape Granules

control will be inconsistent if the treatment is given after the turf has already shown symptoms.

Always read and carefully follow the instructions and precautions on the product label. Except for the azoxystrobin and thiophanate-methyl products, do not apply the fungicides in Table 1 at high rates during hot weather. Such applications can stress bermudagrass and St. Augustinegrass.

Research at Rutgers University has indicated that the severity of take-all root rot can be reduced by applying manganese fertilizer. However, the proper rate and time of application have not been evaluated or established in Texas.

*The information given herein is for educational purposes only. References to commercial products or trade names are made with the understanding that no discrimination is intended and no endorsement by the Texas AgriLife Extension Service personnel is implied.*

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Revision



**SBB Management Company**

For assistance with community questions or concerns, please contact your community representatives at SBB Community Management

**Community Manager:**

**Nancy Barcnas**

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For emergencies afterhours please contact our 24-Hour emergency line at 972-960-8500.

**Office Hours:**

**Monday - Thursday**

**8:30 am - 5:30 pm**

**Friday**

**8:30 am - 3:30 pm**

**Highland Creek Manor on the Web**

Register your account at [www.highlandcreekmanorhoa.com](http://www.highlandcreekmanorhoa.com) to get important community information and access to community documents and forms.

**Keep In Touch**

Do you have interesting news to share about upcoming events, personal milestones, issues of community interest?

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## **2023 - 2024 BOARD OF DIRECTORS**

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