

Creekside Village Garland

Home Owners Association

May 2025

Questions? Comments? Suggestions?

Mailing address:
P O Box 462372, Garland TX 75046

Contact us by email inside the website:
Creeksidevillagegarland.com

Property Manager: Jerry Trotter	972-365-6232
President: Jim Cahill	972-762-1369
Garland: Police Emergency	9-1-1
Police non-emergency	972-485-4840
Emergency Power Outage	972-205-3000
Streetlight Repair	972-205-3483
Water Department	972-205-3210
Animal Control	972-205-3570
Code Compliance	972-485-6400
City of Garland Switchboard	972-205-2000



Like us on Facebook!
[@CreeksideVillageGarlandHOA](https://www.facebook.com/CreeksideVillageGarlandHOA)

Please Register if you haven't already, to Our HOA Website

- Creeksidevillagegarland.com
- For assistance please contact Teresa @ 972-365-6772

Property Manager: Jerry Trotter

Email: jl_trotter@verizon.net

Phone#: 972-365-6232

Who should I contact?



- Need a **GATE REMOTE** or **POOL CARD**? Call/text the **Property Manager**.
- Need information about renting the **PICNIC PAVILION**? Call/text the **Property Manager**.
- Do you need to report an **Emergency Power Outage**? Call **Garland Power & Light** or send a **Text** 972-205-4000 – text the word “**Out**” plus your **Account Number** with the **dash**.
- Do you need to report an **Emergency Water Leak**? Call the **Garland Water Department** for water shut off.
- Do you want your phone number added to the **FRONT GATE KEYPAD FOR AFTER HOURS ENTRY**? Log onto the website: creeksidevillagegarland.com and select **Contact Us** from the home page. Please include your **Name, Address, and Phone Number**. One name and number per household.
- **You will need to pickup a NEW Pool Card if you have not received one after 2023. Deadline for pickup is June 30th.**
- Any **EXTERIOR CONSTRUCTION**? **First:** Contact the City of Garland (972-205-2300) to see if you need a building permit. Secure a building permit from the city if needed. **Second:** Complete an application for architectural change. The application must be approved by the Architectural Change committee **PRIOR** to any construction. Contact the **Property Manager** for details. All construction must adhere to the Declaration of Covenants, Conditions and Restrictions (CCR) and Amendments to the CCR. If you need these documents they are on the website under residents/documents.

Email Information

Communication with residents is through our new website (Creeksidevillagegarland.com), Email and US Mail. Our email address is inside the website under contact us.

Yard of the Season

Creekside Village Garland gives out 1 Award for the **Yard of the Season** in the **Spring** (to be selected from May 22nd thru 24th) and 3 Awards for the **Yards of the Season** in **December**. The Holiday Yard of the Season will be selected **December 11-13, 2025**.

Pool/Pavilion Open for the Season on May 23, 2025!!!

Hours of Operation:

1. Tuesday – Sunday, 10 AM – 10 PM. Closed on Mondays for cleaning and chemicals.
2. If a holiday falls on Monday, then the pool will be open that day and closed on Tuesday.
3. Follow the pool rules that are posted on the fence, or you will lose your pool privileges.



ON THE CALENDAR ~ 2025

All upcoming Events can be viewed on our Website Calendar at creeksidevillagegarland.com

May

- Pool Open – May 23, 2025
- Spring Award for Yard of the Season
- Check Calendar for Upcoming Events

June-September

- Check Calendar for Upcoming Events



Code Cares

The Code Cares Program was created to Aid the *Elderly, Disabled, or Financially Challenged Citizens* who have been notified of a **Violation** that they do not have the means to bring into Compliance. The Program is able to fulfill these needs by Community Volunteers. The program is managed by: **Chris Harris, 972-485-6422, chharris@garlandtx.gov**. Send an email or text to learn more or if you want to volunteer.

Creekside Village Garland Neighborhood Police Officer

Garland Police provides officers for every neighborhood.

Police non-emergency # 972-485-4840

Emergency 911

Neighborhood Police Officer: Officer Murphy, 972-205-4049, murphyj@garlandtx.gov

Creekside Village Garland Neighborhood Code Compliance Officer

Code Officer: Sandivel Gonzalez, 972-485-6431, sgonzalez@garlandtx.gov

Our Website Portal

Creeksidevillagegarland.com

Is a much easier way to Communicate with the Board and each other. **We have created** an opportunity for the Community to stay up to date on what things are currently going on in our Neighborhood. Like:

- Any upcoming Projects,
- Any New Ideas to help our Community thrive,
- And a place where you can Post

Property Maintenance Regulations

CVGHOA is really pleased on how most of our residents have worked hard on their yards. We have taken notice!

All of you should have received a copy of the CCR (Covenants, Code & Restrictions) & Bylaws of Creekside Village Garland upon purchasing your home and/or renting your home. If you do not have a copy of the documents, **please send an email** and we will provide the information.

Please maintain your yard and gardens and keep your property in good condition. Your diligence will improve our neighborhood plus can increase the value of your home.

In the case that your home is tagged concerning an infraction to the CCR please contact the CVGHOA (Code Compliance officer) or someone on the Board if you have any questions.



**** Letter(s) from CVGHOA ****

Neighbors,

As we continue to look for ways to improve and uplift the community's appearance, we want to address a lingering issue that needs all of our help to get addressed.

We need to ensure that when we are putting out our trash bins, that we are not overfilling them so they cannot be closed properly. This is leading in some areas to loose trash that has blown around and collected not just in common areas, but in the alleyways behind our properties. We all know it's windy in Texas, so anything not properly contained or picked up can easily get blown around and make our community look like a mess.

As it is our responsibility to keep any grass maintained within the alleys behind our property, we should be cleaning up any loose trash as well. We are looking at options for regular pickup of the common areas of the neighborhood, but need your help when it comes to anything around our homes.

Thanks!

****So, when at all possible, please bag your Trash and Recycle, so when the City picks up the trash containers to dump them, the trash/recycle does not fly into your neighbor's yard or the alley.**

**** IMPORTANT INFORMATION ****

To Report Issues, Get Information and Submit Questions visit GarlandTX.gov or download the eAssist Garland app on your smart phone

- **Gate Timing** – The Front Gates close at **11 PM** and open at **5 AM** each day.
- **Trash** – Brushy trash can be placed in front of your home prior to Wednesdays. **Bulk trash such as furniture, toilets etc. may not be put out for pick-up until Tuesday after 6pm.**
- **Animals** - Chickens, Roosters, and other animals (except dogs and cats) are not allowed in Creekside Village Garland. This is in accordance with the Creekside Village Garland CCR (Covenants, Code & Restrictions).
- If you need a copy of the CCR please visit creeksidevillagegarland.com, tab resident/document
- **Mailboxes** – Please repair any leaning or broken mailboxes.
- **Fences** – You must acquire a building permit. Fences higher than 8 feet are not allowed in the City of Garland.
- **Dead Bushes** – Please remove and replace bushes that has **Died**.
- **Tree Stumps** – Please remove **Tree Stumps**.

Landscaping Hints:

1. Cut down all growth around the bushes and trees in your yard. Allowing the brush to grow is unhealthy for your bushes and trees.
2. Remove weeds from your grass and flowerbeds. Do not allow the weeds to bloom.
3. Edge your yard and keep grass off your sidewalks. Remove the weeds that grow in the cracks of your sidewalks.

Garage Sale Permit:

Everyone understands how easily items no longer needed or wanted can accumulate. Once, twice, or maybe three times per year, household goods are displayed in driveways in hopes of selling unwanted items. The Code Compliance Department has provided these points for Garland residents to remember when holding garage sales:

- Contact Code Compliance at **972-485-6400** for a permit number. There is no fee required. Permit number, dates of sale and address must be on signs. Please call at least 24 hours prior to sale (48 hours for Institutional Garage Sales).
- Sales cannot be held continually from weekend to weekend. City ordinance: No more than three sales per year and no more than three consecutive days per sale.
- For safety purposes, if your home fronts a major thoroughfare or other busy roadway, please attempt to provide customer parking on your driveway or encourage customers to park on a side street.
- Garage/Yard sale signs cannot be displayed, placed, or posted on telephone poles, traffic signals, street signs, street lights, or City trees. Signs must be on private property.

- It is illegal to erect or affix a sign in the right-of-way (the area from the curb to the sidewalk); on the median (the area in the middle of any street); on trees, public fences, or buildings; or on utility/telephone poles.
- A garage/yard sale is for selling used or unwanted household or personal items from the seller's own premises.
- Merchandise and activities cannot be displayed or conducted on any public property, including sidewalks, streets, alleys, and parkways. Remember to be courteous to neighbors and keep the neighborhood neat and clean. All signs must be removed by 9 p.m. on the last day of the sale.

What the City's Code of Ordinances Says

Garage Sales are permitted for a sale period not to exceed more than three consecutive days, excluding holidays, and not more than three garage sales shall be permitted for the same location in any calendar year.

Contact **972-485-6400** to register a garage sale or to ask for more information.

~~~ **Thank You** ~~~

Creekside Village Garland HOA Board would like to Thank all the Vendors who Supported the Community Block Party:

**Car Spa**

**Dapper Barber Shop**

**Wing Stop**

**Wal-Mart**

**City of Garland**

**CVGHOA Volunteers**

The Block Party was a Huge Success. With the following:

**A Bounce House**

**Popcorn, Food and Prizes**

**Swimming Pool access** (for that day only)

**Games**

A Special Thanks goes out to all who help with the setup, serving of the food, and the Clean-up.

**See you next year**

We would like to **Thank the Homeowners** who are maintaining their homes to help Creekside Village Garland look **Beautiful**. Our **Code Compliance Committee** is working hard to notify homeowners of problems with their home maintenance.