

April
2024

Patriot Estates HOA NEWSLETTER

City Dates

April 15th: Special Called City Council Meeting
April 18th: Meet the Candidate - Venus Middle School
April 19th-21st: Cleburne Antique Alley

Regroup Notification System

Scan the QR code to sign up for the city notification and emergency preparedness program. This program sends out messages from the City of Venus with emergency notifications and other city communications.



Patriot Estates HOA Board

Michelle Hamm - President
Alejandro Galaviz - Vice President
Casey Tucker - Treasurer
Patricia Johnson - Secretary
Alexis Wilkins - Member at Large
Email: patriotestateshoa@gmail.com
www.patriotestateshoa.com

Management Team

Heather Smith - Heather@legacysouthwestpm.com
Community Manager
Ryan Smith - Ryan@legacysouthwestpm.com
Director of Association Management
Damian Power - Damian@legacysouthwestpm.com
Compliance Inspector
Shannon Ratliff - Shannon@legacysouthwestpm.com
Community Admin

Making a Change? Submit an ACC

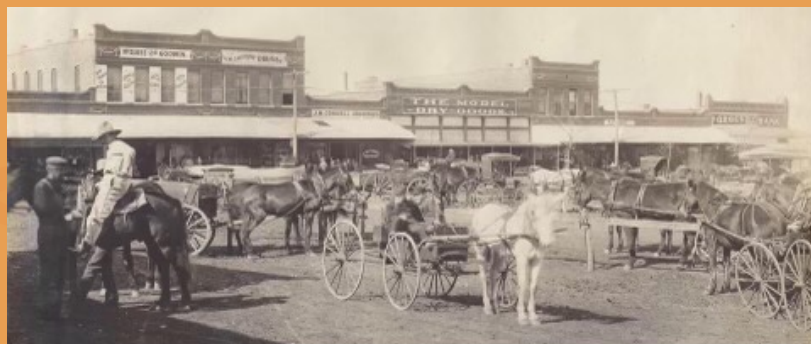
If you're making a change to the outside of your home please make sure to submit an ACC application for review and approval. Scan QR code below to download application and instructions



City of Venus History

Venus, Texas was founded in the 1880's under the name "Gossip" at the junction of three major railroads. It was incorporated in 1903 under the name of Venus. The founder J.C. Smythe named the town after the daughter of a local doctor. By the 1920s the population had grown from 10 residents to over 800 and had it's own schools, a small college, several local businesses, and a weekly newspaper.

During the Great Depression, the town of Venus saw a massive decline with many residents relocating into Dallas and Fort Worth in search of work. By 1940 the population had decreased to 200 and the only remaining business was a drug store. Venus began recovering in the 1940s and today boast a population of 4,361. Of the residents of Venus, roughly half the population lives in Patriot Estates HOA.



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April is...

Autism Awareness Month

- April 1st: April Fools Day
- April 2nd: World Autism Awareness
- April 8th: Solar Eclipse
- April 9th: National Unicorn Day
- April 11th: National Pet Day
- April 13th: National Peach Cobbler Day
- April 15th: Compliance Inspection
- April 15th: Tax Day
- April 22nd: Earth Day
- April 23rd: World Book Day
- April 25th: World Penguin Day
- April 30th: Adopt a Shelter Pet Day

Community Reminders



Gentle reminder to pick up after our canine family members when they are out and about in the neighborhood.



Portal Registration

Pay assessments online, see ACC status, contact your management staff, etc. <https://lswpm.cincwebaxis.com>.



Trash & Recycling Collection

All garbage, recycling, and yard waste must be at curb by 7am on Wednesdays. Collection can occur anytime between 7am and 7pm. Please store garbage cans out of view of the community when it's not trash pickup.



Bulk Trash

Bulk trash first Wednesday of the Month.



If your home sustains damage from weather, please reach out to management to give an estimated repair time.

April Community Calendar

	1 	2 	3 	4	5	6
7	8 	9 	10 	11 	12	13 
14	15 	16	17 	18	19	20
21	22 	23 	24 	25 	26	27
28	29	30 				

Peach Cobbler

- 1 cup self-rising flour
- 3/4 cup granulated sugar (plus 2 tablespoons for topping)
- 1/2 cup butter, divided and melted separately
- 1 (29 ounce) can of sliced peaches in heavy syrup



- Preheat the oven to 350 degrees.
- In a medium-size mixing bowl coarsely mix the flour, 3/4 cup of the sugar, and 1/4 cup melted butter together. You can add a dash of cinnamon here if you want too.
- Sprinkle about one-third of the flour mixture on the bottom of an 9x9 baking dish. The flour mixture will slightly mix with the syrup of the peaches while baking and thicken it up a bit.
- Add the peaches with their juice to the dish. If you like your cobbler on the dry side don't add all of the liquid.
- Sprinkle the top of the peaches with the remaining sugar/flour mixture. Sprinkle the top with the remaining 2 tablespoons sugar. Drizzle with the remaining 1/4 cup of on melted butter on top of the batter. There will be a lot of liquid and it will look wet. Don't worry, the flour mixture will soak up the liquid.
- Bake for 40-45 minutes or until the top is golden brown and bubbly. Let cobbler sit for at least 5 minutes before serving.
- Serve with a scoop of vanilla ice cream.

<https://www.the-girl-who-ate-everything.com/easy-peach-cobbler/>

Community FAQ

Payment Plans

HOA Assessments are due in January and July of each year. We understand that semi-annual payments are not right for everyone. If a homeowner needs to spread your payments out over time, that's an option!

Additionally, setting up a payment plan and remaining in good standing prevents late fees from accruing on the account.

Payment plans are also available to help get caught up on assessments and can be up to twenty-four months long.

Reach out to accounting@legacysouthwestpm.com and they can assist in setting up a payment plan that works for your budget.

CC&R of the Month Appearance

5.7 Both the lot and the dwelling must be maintained in a manner so as not to be unsightly when viewed from the street or neighboring lots. The ACC is the arbitrator of acceptable appearance standards.

What does this mean?

The property must be kept in good condition, including siding, roofs, fences, and outbuildings such as sheds. Compliance will be focused heavily on fencing as it has become an issues throughout Patriot Estates.

Fences must be kept in good repairs and consistent with the neighborhood aesthetic. There should be no missing panels or pickets, fences should not be leaning or falling down. Fences are permitted, but not required, to be stained a neutral wood color with ACC approval. Should you wish to make any changes to your fence other than repairs matching the original design, please submit an ACC request.

HAPPY
Earth
DAY

