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## STEWART PENINSULA

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## TEXAS STAR COMMUNITY MANAGEMENT

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#### President's Letter By Roger Servey

Summer is here? Is it? Temperatures have been wonderful, Lake Lewisville levels are up, and May was one of the wettest in recent memory. Thanks, Mother Nature!

Because of the recent storms, many residents have damage to roofs, fences and landscaping. Our City has extended options to help collect debris. Your HOA also sustained damage to many trees. The good news is our buildings and other infrastructure weathered the storm well. If you need extra time or consideration to make repairs, please share them with our friends at Texas Star.

On June 9th we enjoyed a break in the storms to enjoy our annual HOA picnic. It was a thrill to welcome back Kona Ice and Flat Iron Grill who provided our amazing fare and treats! We also welcomed back the "Bubble Truck", a favorite for the kids, along with the popular bounce house and pool! Special thanks to Therese and Mark Kiernan and the other volunteers who helped make the event special for all!

#### Reminders:

- The pools are open and available for all during our regular hours: Adult Pool 7 AM to 11 PM, Family Pool 7 AM to 10 PM.
- If you need help with pool cards or access, please contact Texas Star.
- Work on Etheridge improvements is underway! Drive by to see the progress of transforming this area into a new feature for our community.
- We are always looking for new volunteers. Reach out to Tx Star, Therese, or one of the HOA Board members to see how you can help.

There was a lot of valuable feedback during the Annual Picnic, and we want to hear more of your ideas to improve our neighborhood. Please share your feedback in TownSq, at our next HOA Board meeting, or with a Board or committee member.

### CITY COUNCIL CORNER

By Judy Ensweiler – City Council At-Large-Representative

I had the opportunity to meet many of you at your fun-filled family picnic. As a result of our conversations, I will be following up on several things: trash pickup, code enforcement, youth baseball, street repairs, to name a few. I truly enjoy connecting with our Colony citizens. As a 24-year resident and an at-large councilman, betterment of our city is very important to me.

We are investigating properties identified as problematic. There are legal hurdles the City must navigate when it comes to property maintenance. Example: The City ordinance, in accordance with state law, states that grass must be 12 inches or taller before it can be declared a nuisance. The city must then send an annual notice of violation to the property owner. With nearly 40% of the homes in The Colony being non-homesteaded, it is sometimes difficult to connect with an out-of-area



(Continued on page 2)

### WHAT'S HAPPENING in Stewart Peninsula

#### **SPHOA Annual Picnic**

We thankfully got a break from the spring storms for our annual HOA Picnic. Big thanks go out to our vendors that made our event special: Flat Iron Grill, Kona Ice, Bubble Truck, Jump City and our DJs Bob & Mark Poer.

#### LADIES NIGHT OUT (LNO)

May – Laura Brewer hosted Bingo Night at 3 Nations Brewing.

For more information, contact Maria Joseph at Marjoseph@hotmail.com.

#### **LAST FRIDAY**

Thansk to our Hosts

May 31

home of Jim & Shelly Owens

June 28

home of Smitty & Cindy Smiddle

### LAST FRIDAY Upcoming Dates

July 26

#### host needed

Aug 30

home of Jeremy & Allison Shaub

Sep 21

home of Mike & Jennifer Johnson

Oct 25

home of Karen Hernandez - Halloween Theme

Last Friday is an adult-only event held at the home of a volunteer host. Everyone brings a dish to share and their own beverages. If you would like to host an event, need more information, or would like to receive email updates, contact Therese Kiernan at casterlinereporting@gmail.com

(Continued from page1)

homeowner. Once a home has been written up for a violation, subsequent violations during that calendar year do not require further notice to send in a contractor to mow the grass.

If you are aware of properties, alleys, streets or sidewalks that need attention, please send addresses and pictures (if possible), and I will have the City follow up. Last year we designated \$29 million to these projects.

If your trash pickup is missed, please contact Molly Owczar, who oversees the Republic contract, <a href="mailto:mowczar@thecolonytx.gov">mowczar@thecolonytx.gov</a>.

Mayor Richard Boyer, Robyn Holtz Place 2, and I, Place 1 and Asst. Mayor Pro Tem, are your at-large representatives. We represent the entire city. Your councilman for Stewart Peninsula and the Tribute is Dan Rainey. We are all an email or phone call away. Our email addresses are first name initial, and last name @thecolonytx.gov.

If you would like to receive a regular city update, you can subscribe to the newsletter at:

https://www.thecolonytx.gov/list.aspx.

Congratulations to Jim Owens who was recently appointed to the Community Development Corporation Board. He will serve a two-year term, replacing Kathy Braby.

Thanks for your input. Together we can keep improving our great city!

Judy Ensweiler 214-683-0329 jensweiler@thecolonytx.gov

(See photos of picnic on page 3)

# Yard of the Month

Congratulations to our Yard of the Month winners who will receive a \$50 gift card.

#### **MAY 2024**

5808 Spring Hollow Ln 6533 Westway Dr 6644 Stewart Blvd 6204 Stewart Blvd

#### **JUNE 2024**

6513 Westway 3961 Willowbend 5837 Sycamore Bend 3716 St Andrews

#### wart Peninsula \_\_\_\_\_\_\_ July / August 2024

#### Annual Family Picnic • June 9th































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Time Dated







The real estate market continues to stay strong as we enter the summer months. Inventory has increased and is balancing the market, creating more opportunities for buyers and sellers.

Here is a quick snapshot of the Stewart Peninsula real estate activity over the last few months.

Since March 1, 2024, 10 properties have been sold within Stewart Peninsula. (FYI... During this same time frame 12 months prior, 5 properties were sold.) None of these properties appear to have been foreclosures or short sales and 1 resided on a premium lot. These properties sold in an average of 28 days (HIGH: 156; LOW: 3) and for an average of \$206 per square foot (HIGH: \$227; LOW: \$150).

Currently, there are 6 properties actively for sale (averaging \$239 per square foot) and 2 under contract.

The market continues to remain strong and active within Stewart Peninsula with the combination of consistent high demand, location and continued growth. The expectation is a rise in transactions through the summer months.



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