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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



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c/o Texas Star Community Management
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SCAN ME
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newsletter online.

HEAT EXHAUSTION	OR	HEAT STROKE
Faint or dizzy		Throbbing headache
Excessive sweating		No sweating
Cool, pale, clammy skin		Body temperature above 103° Red, hot, dry skin
Nausea or vomiting		Nausea or vomiting
Rapid, weak pulse		Rapid, strong pulse
Muscle cramps		May lose consciousness

- Get to a cooler, air conditioned place
- Drink water if fully conscious
- Take a cool shower or use cold compresses

CALL 9-1-1

- Take immediate action to cool the person until help arrives



REALTOR REPORT

by Brandon Buesing

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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